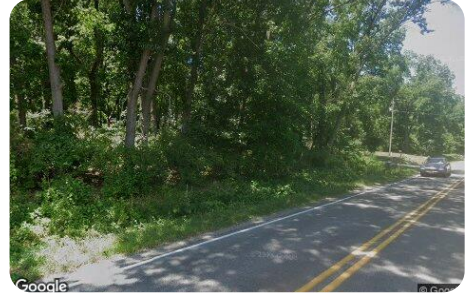
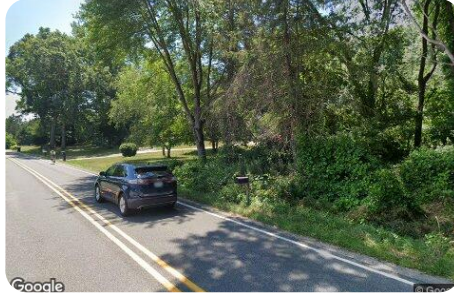


Single Family Residence **RESIDENTIAL**

# 3447 GRAND RIVER DR NE

GRAND RAPIDS, MI 49525

**\$584,320** TopHap Estimate · \$245 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**  
BEDS

**1.5**  
BATHS

**2,386 ft<sup>2</sup>**  
LIVING AREA

**4.35 ac**  
LOT SIZE

**1961**  
YEAR BUILT

**7**  
ROOMS

**2**  
PARKING

## VALUATION

**\$584K**

\$528K low

\$641K high

Est. Owner Equity

**\$426,320**

Loan-to-Value

**27%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,846 (2025) |
| Assessed Value        | \$249,200      |
| Previous Assessed     | \$246,900      |
| Assessor Market Value | \$498,400      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | KENT                             |
| Lot (acres)   | 4.35                             |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 11<br>WILDFIRE | 61<br>HEAT | 75<br>STORM | 29<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN |
|--------------|-----------|---------------------|-------|--------|------|
| Nov 28, 2005 | Quitclaim | Quit Claim Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| East Oakview Elementary School | Elementary | KG–4   | 3.2 mi   |
| Northview High School          | High       | 9–12   | 3.8 mi   |
| Crossroads Middle School       | Middle     | 7–8    | 4.1 mi   |

District: Northview Public School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

### NEIGHBORHOOD · ZIP 49525

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>70</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>31,139</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>47°F</b><br>AVG TEMP | <b>46%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|