

Single Family Residence

RESIDENTIAL

44 40TH ST SW

GRAND RAPIDS, MI 49548

\$290,366 TopHap Estimate · \$172 / ft² · confidence 94 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,692 ft²

LIVING AREA

0.19 ac

LOT SIZE

1945

YEAR BUILT

3

STORIES

VALUATION

\$290K

\$273K low

\$308K high

Last Sale

\$40,157 · Feb 5, 2009

Est. Owner Equity

\$195,469

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$2,300 (2025)
Assessed Value	\$127,300
Previous Assessed	\$117,000
Assessor Market Value	\$254,600

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	0.19
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK

10 FLOOD	1 WILDFIRE	62 HEAT	73 STORM	29 DROUGHT
-------------	---------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 21, 2021	Quitclaim	Quit Claim Transfer			
Dec 5, 2008	Resale	Warranty Deed	\$40,157	\$24	
Jan 18, 2008	Quitclaim	Quit Claim Transfer			
Jan 16, 2008	Non-arms-length	Trustees Deed	\$97,750	\$58	
Nov 29, 2001	Resale	Grant Deed	\$95,000	\$56	\$94K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Godwin Heights Middle School	Middle	5–8	0.6 mi
Godwin Heights Senior High School	High	9–12	0.6 mi
North Godwin Elementary School	Elementary	2–5	0.8 mi

District: Godwin Heights Public Schools

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 49548

89 CRIME INDEX	77 AIR POLLUTION	35,310 POPULATION	\$60K MEDIAN IN-COME	47°F AVG TEMP	46% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------