

Single Family Residence

**RESIDENTIAL**

# 1388 GENTIAN DR SE

GRAND RAPIDS, MI 49508

**\$369,233**

TopHap Estimate · \$316 / ft<sup>2</sup> · confidence 77 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,170 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**1967**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$369K**

\$284K low

\$455K high

Last Sale

**\$345,000 · Jan 15, 2025**

Est. Owner Equity

**\$174,233**

Loan-to-Value

**53%**

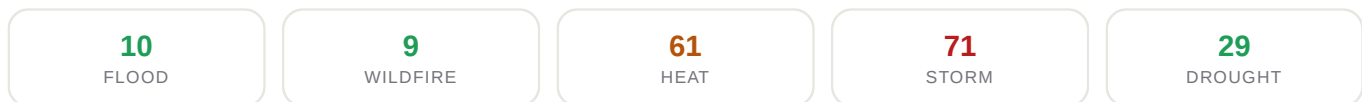
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,888 (2025) |
| Assessed Value        | \$134,300      |
| Previous Assessed     | \$139,500      |
| Assessor Market Value | \$268,600      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | KENT                             |
| Lot (acres)   | 0.25                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | No                               |

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jan 10, 2025 | Resale    | Warranty Deed       | \$345,000 | \$295              | \$195K |
| Oct 21, 2022 | Resale    | Warranty Deed       | \$275,000 | \$235              | \$261K |
| Dec 28, 2018 | Resale    | Warranty Deed       | \$195,000 | \$167              | \$186K |
| Feb 8, 2007  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Dec 15, 2005 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Dec 15, 2005 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Nov 3, 2004  | Resale    | Grant Deed          | \$113,000 | \$97               |        |
| Apr 23, 2004 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Mar 4, 2004  | Resale    | Trustees Deed       | \$120,290 | \$103              |        |
| Jun 12, 2002 | Resale    | Grant Deed          | \$138,900 | \$119              | \$111K |
| May 21, 1999 | Resale    | Grant Deed          | \$115,000 | \$98               | \$90K  |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Brookwood Elementary School | Elementary | KG–5   | 0.3 mi   |
| Valleywood Middle School    | Middle     | 6–8    | 0.8 mi   |
| East Kentwood High School   | High       | 10–12  | 0.9 mi   |

District: Kentwood 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 49508

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>78</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>44,015</b><br>POPULATION | <b>\$69K</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 | Owner occupied |
|-----------|----------------|