

Single Family Residence **RESIDENTIAL**

251 IVES AVE SW

GRAND RAPIDS, MI 49504

\$225,172 TopHap Estimate · \$169 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,332 ft²

LIVING AREA

3,703 ft²

LOT SIZE

1891

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$225K

\$195K low

\$255K high

Last Sale

\$148,000 · Nov 10, 2016

Est. Owner Equity

\$116,972

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$2,344 (2025)
Assessed Value	\$98,800
Previous Assessed	\$87,600
Assessor Market Value	\$197,600

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	0.09
Heating	Forced Air With Air Conditioning
Pool	No

Porch · 84 ft²

CLIMATE RISK

87
FLOOD

6
WILDFIRE

62
HEAT

76
STORM

29
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 4, 2016	Resale	Warranty Deed	\$148,000	\$111	\$111K
Jul 14, 2016	Resale	Warranty Deed	\$110,000	\$83	
Oct 25, 2006	Resale	Warranty Deed	\$27,000	\$20	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Westwood Middle School	Middle	6–8	1.1 mi
Union High School	High	9–12	1.1 mi
Shawmut Hills School	Elementary	PK–8	1.8 mi

District: Grand Rapids 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 49504

139 CRIME INDEX	75 AIR POLLUTION	41,462 POPULATION	\$67K MEDIAN IN-COME	47°F AVG TEMP	46% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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