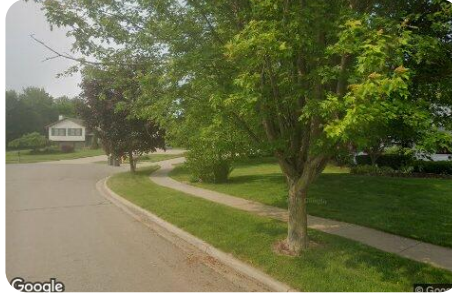


Single Family Residence **RESIDENTIAL**

2271 RANDALL AVE NW

GRAND RAPIDS, MI 49534

\$545,488 TopHap Estimate · \$274 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,990 ft²

LIVING AREA

0.35 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

VALUATION

\$545K

\$511K low

\$580K high

Last Sale

\$500,000 · May 10, 2024

Est. Owner Equity

\$60,488

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$9,525 (2025)
Assessed Value	\$222,000
Previous Assessed	\$177,300
Assessor Market Value	\$444,000

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	0.35
Foundation	No Foundation
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 168 ft²

CLIMATE RISK

31
FLOOD

7
WILDFIRE

62
HEAT

78
STORM

29
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 3, 2024	Resale	Warranty Deed	\$500,000	\$251	\$485K
Jul 13, 2000	Resale	Grant Deed	\$189,500	\$95	\$138K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kenowa Hills Central Elementary School	Elementary	KG–5	0.6 mi
Kenowa Hills High School	High	9–12	2.1 mi
Kenowa Hills Middle School	Middle	6–8	2.3 mi

District: Kenowa Hills 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 49534

80 CRIME INDEX	74 AIR POLLUTION	23,667 POPULATION	\$82K MEDIAN IN-COME	47°F AVG TEMP	46% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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