

Single Family Residence **RESIDENTIAL**

2314 RANDALL AVE NW

GRAND RAPIDS, MI 49534

\$483,677 TopHap Estimate · \$277 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,748 ft²

LIVING AREA

0.45 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$484K

\$446K low

\$521K high

Last Sale

\$192,000 · Mar 6, 2001

Est. Owner Equity

\$145,408

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$3,041 (2025)
Assessed Value	\$190,000
Previous Assessed	\$173,200
Assessor Market Value	\$380,000

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	0.45
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 174 ft²

CLIMATE RISK

31
FLOOD

11
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
Mar 6, 2001	Resale	Grant Deed	\$192,000	\$110	\$162K
May 5, 1998	Resale	Grant Deed	\$170,000	\$97	\$135K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kenowa Hills Central Elementary School	Elementary	KG–5	0.6 mi
Kenowa Hills High School	High	9–12	2.0 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	Owner occupied
-----------	-----------------------