

Single Family Residence **RESIDENTIAL**

## 2453 RICHMOND ST NW

GRAND RAPIDS, MI 49504

**\$283,826** TopHap Estimate · \$243 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,169 ft<sup>2</sup>**

LIVING AREA

**0.9 ac**

LOT SIZE

**1956**

YEAR BUILT

**1**

STORIES

**4**

ROOMS

**2**

PARKING

### VALUATION

**\$284K**

\$251K low

\$316K high

Est. Owner Equity

**\$233,826**

Loan-to-Value

**18%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,516 (2025) |
| Assessed Value        | \$129,000      |
| Previous Assessed     | \$128,900      |
| Assessor Market Value | \$258,000      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | KENT                             |
| Lot (acres)   | 0.90                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | No                               |

Patio · 395 ft²

Porch · 28 ft²

## CLIMATE RISK

**1**  
FLOOD

**10**  
WILDFIRE

**62**  
HEAT

**77**  
STORM

**29**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE | \$/FT² | LOAN |
|--------------|-------------------|----------------------|-------|--------|------|
| Oct 29, 2020 | Financing         | Intrafamily Transfer |       |        |      |
| Dec 2, 2020  | Recorded document | Correction Deed      |       |        |      |
| Jan 28, 2015 | Quitclaim         | Quit Claim Transfer  |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                                                    | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------------------------|------------|--------|----------|
| Ca Frost Environmental Science Academy Middle High School | Elementary | 6–12   | 0.6 mi   |
| Union High School                                         | High       | 9–12   | 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>139</b><br>CRIME INDEX | <b>75</b><br>AIR POLLUTION | <b>41,462</b><br>POPULATION | <b>\$67K</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 |
|-----------|----------------|