

Single Family Residence

**RESIDENTIAL**

## 2508 RANDALL AVE NW

GRAND RAPIDS, MI 49534

**\$389,756** TopHap Estimate · \$234 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,664 ft<sup>2</sup>**

LIVING AREA

**0.29 ac**

LOT SIZE

**1995**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

### VALUATION

**\$390K**

\$369K low

\$411K high

Last Sale

**\$180,100 · Jul 21, 2014**

Est. Owner Equity

**\$249,756**

Loan-to-Value

**32%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,853 (2025) |
| Assessed Value        | \$171,200      |
| Previous Assessed     | \$161,900      |
| Assessor Market Value | \$342,400      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | KENT                             |
| Lot (acres)   | 0.28                             |
| Foundation    | No Foundation                    |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | No                               |

Deck · 300 ft²

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 8<br>WILDFIRE | 62<br>HEAT | 78<br>STORM | 29<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jul 11, 2014 | Resale    | Warranty Deed       | \$180,100 | \$108  | \$144K |
| Jun 6, 2013  | Quitclaim | Quit Claim Transfer |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| Kenowa Hills Central Elementary School | Elementary | KG–5   | 0.3 mi   |
| Kenowa Hills High School               | High       | 9–12   | 1.8 mi   |
| Kenowa Hills Middle School             | Middle     | 6–8    | 2.1 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>80</b><br>CRIME INDEX | <b>74</b><br>AIR POLLUTION | <b>23,667</b><br>POPULATION | <b>\$82K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|