

Single Family Residence

RESIDENTIAL

2450 RANDALL AVE NW

GRAND RAPIDS, MI 49534

\$456,385 TopHap Estimate · \$278 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

1,644 ft²

LIVING AREA

0.29 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$456K

\$443K low

\$470K high

Last Sale

\$240,000 · Nov 27, 2013

Est. Owner Equity

\$291,835

Loan-to-Value

36%

TAX & ASSESSMENT

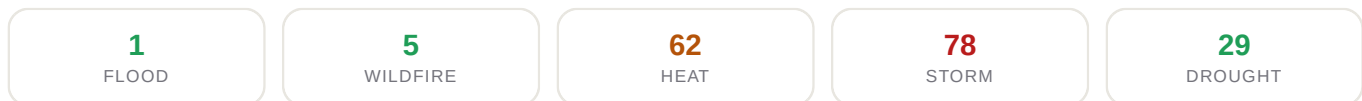
Property Tax	\$2,981 (2025)
Assessed Value	\$203,000
Previous Assessed	\$192,500
Assessor Market Value	\$406,000

PROPERTY FACTS

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

Deck · 240 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 8, 2013	Resale	Warranty Deed	\$240,000	\$146	\$190K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kenowa Hills Central Elementary School	Elementary	KG–5	0.4 mi
Kenowa Hills High School	High	9–12	1.9 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

80 CRIME INDEX	74 AIR POLLUTION	23,667 POPULATION	\$82K MEDIAN IN-COME	47°F AVG TEMP	46% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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