

Single Family Residence

RESIDENTIAL

2131 RICHVIEW AVE NW

GRAND RAPIDS, MI 49534

\$496,682 TopHap Estimate · \$264 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,878 ft²

LIVING AREA

1,986 ft²

LOT SIZE

1993

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$497K

\$478K low

\$515K high

Last Sale

\$426,000 · Sep 29, 2022

Est. Owner Equity

\$91,982

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$4,743 (2025)
Assessed Value	\$219,800
Previous Assessed	\$207,100
Assessor Market Value	\$439,600

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	0.04
Foundation	No Foundation
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 280 ft²

CLIMATE RISK

58
FLOOD

8
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
Sep 14, 2022	Resale	Warranty Deed	\$426,000	\$227	\$405K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kenowa Hills Central Elementary School	Elementary	KG–5	0.9 mi
Kenowa Hills High School	High	9–12	2.1 mi
Kenowa Hills Middle School	Middle	6–8	2.4 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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