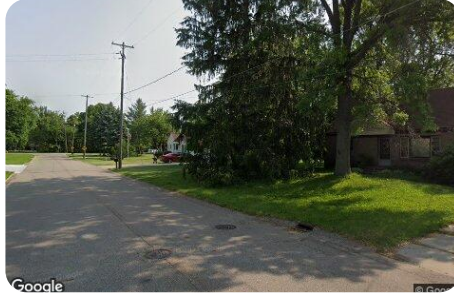


Single Family Residence **RESIDENTIAL**

# 1940 RANDALL AVE NW

GRAND RAPIDS, MI 49534

**\$297,328** TopHap Estimate · \$225 / ft² · confidence 94 · as of Jul 14, 2026



**3**  
BEDS

**1.5**  
BATHS

**1,320 ft²**  
LIVING AREA

**1,707 ft²**  
LOT SIZE

**1959**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$297K**

\$281K low

\$314K high

Est. Owner Equity

**\$265,681**

Loan-to-Value

**11%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,768 (2025) |
| Assessed Value        | \$134,600      |
| Previous Assessed     | \$125,400      |
| Assessor Market Value | \$269,200      |

## PROPERTY FACTS

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

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 7<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 |
|--------------|-----------|----------------------|-------|--------|------|
| Aug 24, 2023 | Financing | Intrafamily Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Zinser Elementary School   | Elementary | KG–5   | 0.9 mi   |
| Kenowa Hills High School   | High       | 9–12   | 2.4 mi   |
| Kenowa Hills Middle School | Middle     | 6–8    | 2.7 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> |
|-----------|-----------------------|