

Single Family Residence

RESIDENTIAL

4570 RIVERBEND DR SW

GRAND RAPIDS, MI 49534

\$274,175 TopHap Estimate · \$219 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

1.5
BATHS

1,254 ft²
LIVING AREA

1 ac
LOT SIZE

1950
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$274K

\$265K low

\$284K high

Last Sale

\$185,000 · Jan 17, 2023

Est. Owner Equity

\$93,675

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$2,579 (2025)
Assessed Value	\$112,400
Previous Assessed	\$103,100
Assessor Market Value	\$224,800

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	1.00
Foundation	No Foundation
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

37 FLOOD	8 WILDFIRE	62 HEAT	74 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 27, 2022	Resale	Warranty Deed	\$185,000	\$148	\$176K
Dec 29, 2022	Non-arms-length	Redemption Deed	\$121,596	\$97	
Aug 24, 2022	Non-arms-length	Sheriffs Deed	\$118,000	\$94	
Oct 12, 2006	Financing	Intrafamily Transfer			\$112K
Aug 16, 2002	Resale	Grant Deed	\$115,900	\$92	\$104K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cummings Elementary School	Elementary	KG–6	1.8 mi
Grandville Middle School	Middle	7–8	2.5 mi
Grandville High School	High	9–12	3.8 mi

District: Grandville 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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