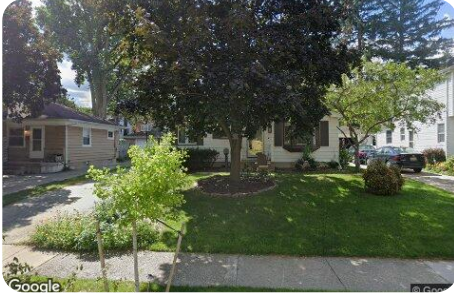


Single Family Residence **RESIDENTIAL**

# 2550 RICHARDS DR SE

GRAND RAPIDS, MI 49506

**\$353,485** TopHap Estimate · \$323 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**  
BEDS

**1**  
BATHS

**1,095 ft<sup>2</sup>**  
LIVING AREA

**0.13 ac**  
LOT SIZE

**1956**  
YEAR BUILT

**1**  
PARKING

## VALUATION

**\$353K**

\$335K low

\$372K high

Last Sale

**\$320,000 · Jul 27, 2023**

Est. Owner Equity

**\$253,485**

Loan-to-Value

**26%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,162 (2025) |
| Assessed Value        | \$166,700      |
| Previous Assessed     | \$156,200      |
| Assessor Market Value | \$333,400      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | KENT                             |
| Lot (acres)   | 0.13                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

Deck · 2,373 ft²

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 10<br>FLOOD | 1<br>WILDFIRE | 61<br>HEAT | 71<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 12, 2024 | Financing | Warranty Deed        |           |        |      |
| Apr 11, 2024 | Financing | Intrafamily Transfer |           |        |      |
| Jul 20, 2023 | Resale    | Warranty Deed        | \$320,000 | \$292  |      |
| Oct 9, 2022  | Quitclaim | Quit Claim Transfer  |           |        |      |
| Apr 6, 2022  | Resale    | Warranty Deed        | \$218,000 | \$199  |      |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Breton Downs School             | Elementary | PK–5   | 0.2 mi   |
| East Grand Rapids Middle School | Middle     | 6–8    | 0.8 mi   |
| East Grand Rapids High School   | High       | 9–12   | 1.0 mi   |

District: East Grand Rapids Public School District

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 49506

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>75</b><br>CRIME INDEX | <b>78</b><br>AIR POLLUTION | <b>34,891</b><br>POPULATION | <b>\$113K</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> |
|-----------|-----------------------|