

Condominium

RESIDENTIAL

2603 RIDGECROFT DR SE

GRAND RAPIDS, MI 49546

\$145,474 TopHap Estimate · \$177 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

1

BATHS

823 ft²

LIVING AREA

2.02 ac

LOT SIZE

1970

YEAR BUILT

VALUATION

\$145K

\$139K low

\$152K high

Last Sale

\$90,000 · Jul 31, 2020

Est. Owner Equity

\$77,974

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$2,734 (2025)
Assessed Value	\$63,800
Previous Assessed	\$61,200
Assessor Market Value	\$127,600

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	KENT
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

1 FLOOD	9 WILDFIRE	61 HEAT	71 STORM	29 DROUGHT
------------	---------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 26, 2024	Quitclaim	Quit Claim Transfer			
Jul 24, 2020	Resale	Warranty Deed	\$90,000	\$109	\$68K
Mar 13, 2018	Resale	Warranty Deed	\$68,000	\$83	\$58K
Feb 23, 2011	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crestwood Middle School	Middle	6–8	2.3 mi
Discovery Elementary School	Elementary	KG–5	4.2 mi
East Kentwood High School	High	10–12	4.7 mi

District: Kentwood 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 49546

84 CRIME INDEX	83 AIR POLLUTION	32,338 POPULATION	\$100K MEDIAN IN-COME	47°F AVG TEMP	46% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------