

Single Family Residence **RESIDENTIAL**

## 2580 GRAND RIVER DR NE

GRAND RAPIDS, MI 49525

**\$468,677** TopHap Estimate · \$399 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026

**3**

BEDS

**1.5**

BATHS

**1,176 ft<sup>2</sup>**

LIVING AREA

**11.47 ac**

LOT SIZE

**1981**

YEAR BUILT

**10**

ROOMS

**2**

PARKING

### VALUATION

**\$469K**

\$431K low

\$506K high

Last Sale

**\$120,000 · Mar 31, 1994**

Est. Owner Equity

**\$172,082**

Loan-to-Value

**53%**

### TAX & ASSESSMENT

Property Tax

**\$3,372 (2025)**

Assessed Value

**\$235,800**

Previous Assessed

**\$232,800**

Assessor Market Value

**\$471,600**

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | KENT                             |
| Lot (acres)   | 11.47                            |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

Deck · 1,796 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 98<br>FLOOD | 14<br>WILDFIRE | 61<br>HEAT | 75<br>STORM | 29<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                | PRICE | \$/FT² | LOAN  |
|-------------|-----------|---------------------|-------|--------|-------|
| Apr 5, 2010 | Quitclaim | Quit Claim Transfer |       |        | \$96K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| East Oakview Elementary School | Elementary | KG–4   | 3.9 mi   |
| Northview High School          | High       | 9–12   | 4.6 mi   |
| Crossroads Middle School       | Middle     | 7–8    | 4.8 mi   |

District: Northview 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 49525

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>70</div> <div>CRIME INDEX</div> | <div>82</div> <div>AIR POLLUTION</div> | <div>31,139</div> <div>POPULATION</div> | <div>\$97K</div> <div>MEDIAN IN-COME</div> | <div>47°F</div> <div>AVG TEMP</div> | <div>46%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|