

Single Family Residence **RESIDENTIAL**

2670 GRAND RIVER DR NE

GRAND RAPIDS, MI 49525

\$530,000 TopHap Estimate · \$376 / ft² · confidence 94 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,411 ft²

LIVING AREA

12.75 ac

LOT SIZE

1992

YEAR BUILT

7

ROOMS

VALUATION

\$530K

\$501K low

\$559K high

Est. Owner Equity

\$392,230

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax

\$2,346 (2025)

Assessed Value

\$196,000

Previous Assessed

\$193,600

Assessor Market Value

\$392,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modular
County	KENT
Lot (acres)	12.75
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

Deck · 1,344 ft²

CLIMATE RISK

98 FLOOD	14 WILDFIRE	61 HEAT	75 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Oakview Elementary School	Elementary	KG–4	3.9 mi
Northview High School	High	9–12	4.5 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

70 CRIME INDEX	82 AIR POLLUTION	31,139 POPULATION	\$97K 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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