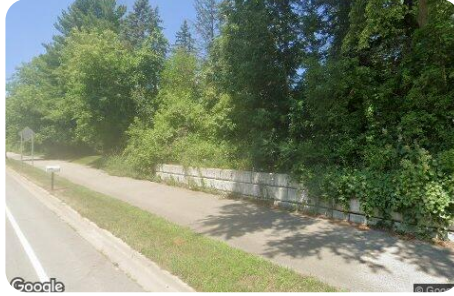


Single Family Residence **RESIDENTIAL**

2469 GRAND RIVER DR NE

GRAND RAPIDS, MI 49525

\$832,628 TopHap Estimate · \$362 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,302 ft²

LIVING AREA

3.47 ac

LOT SIZE

2000

YEAR BUILT

14

ROOMS

6

PARKING

VALUATION

\$833K

\$756K low

\$910K high

Last Sale

\$49,900 · Jun 8, 1994

Est. Owner Equity

\$200,328

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$7,559 (2025)
Assessed Value	\$439,200
Previous Assessed	\$433,700
Assessor Market Value	\$878,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	KENT
Lot (acres)	3.47
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 2,848 ft²

CLIMATE RISK

54 FLOOD	11 WILDFIRE	61 HEAT	75 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
May 26, 2022	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Oakview Elementary School	Elementary	KG–4	3.7 mi
Northview High School	High	9–12	4.4 mi
Crossroads Middle School	Middle	7–8	4.7 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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