

Single Family Residence **RESIDENTIAL**

2870 GRAND RIVER DR NE

GRAND RAPIDS, MI 49525

\$975,000 TopHap Estimate · \$319 / ft² · confidence 93 · as of Jul 14, 2026

3
BEDS

2.5
BATHS

3,058 ft²
LIVING AREA

21.58 ac
LOT SIZE

1996
YEAR BUILT

11
ROOMS

5
PARKING

VALUATION

\$975K

\$908K low

\$1M high

Last Sale

\$965,000 · Jul 23, 2026

Est. Owner Equity

\$653,250

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax

\$6,139 (2025)

Assessed Value

\$373,700

Previous Assessed

\$368,400

Assessor Market Value

\$747,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	KENT
Lot (acres)	21.58
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

Deck · 1,962 ft²

CLIMATE RISK

99 FLOOD	15 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.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 20, 2026	Resale	Warranty Deed	\$965,000	\$316	
Jul 1, 2025	Financing	Intrafamily Transfer			
Dec 6, 2011	Resale	Warranty Deed	\$400,000	\$131	\$320K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Oakview Elementary School	Elementary	KG–4	3.8 mi
Northview High School	High	9–12	4.5 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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