

Single Family Residence **RESIDENTIAL**

2169 THORNAPPLE RIVER DR SE

GRAND RAPIDS, MI 49546

\$953,950 TopHap Estimate · \$233 / ft² · confidence 95 · as of Jul 14, 2026



4

BATHS

4,093 ft²

LIVING AREA

3.04 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$954K

\$911K low

\$997K high

Last Sale

\$445,000 · Aug 28, 2003

Est. Owner Equity

\$391,250

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$9,245 (2025)
Assessed Value	\$512,000
Previous Assessed	\$492,100
Assessor Market Value	\$1,024,000

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	3.04
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

10 FLOOD	10 WILDFIRE	60 HEAT	72 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
Jan 11, 2023	Financing	Intrafamily Transfer			
Aug 28, 2003	Resale	Grant Deed	\$445,000	\$109	\$323K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thornapple Elementary School	Elementary	KG–4	0.9 mi
Central High School	High	9–12	2.0 mi
Central Middle School	Middle	7–8	2.2 mi

District: Forest Hills 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.

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 NEIGHBORHOOD · ZIP 49546

84 CRIME INDEX	83 AIR POLLUTION	32,338 POPULATION	\$100K MEDIAN IN-COME	47°F AVG TEMP	46% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Absentee owner
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