

Residential - Vacant Land **RESIDENTIAL**

**2630 THORNAPPLE RIVER DR SE**  
GRAND RAPIDS, MI 49546



**3,920 ft²**  
LOT SIZE

**VALUATION**

Last Sale **\$1,000 · Jun 24, 2005**

**TAX & ASSESSMENT**

|                       |             |
|-----------------------|-------------|
| Property Tax          | \$15 (2025) |
| Assessed Value        | \$500       |
| Previous Assessed     | \$500       |
| Assessor Market Value | \$1,000     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Residential - Vacant Land        |
| County        | KENT                             |
| Lot (acres)   | 0.09                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 91<br>FLOOD | 6<br>WILDFIRE | 60<br>HEAT | 72<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     | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------------|----------------------|-----------|--------------------|------|
| Feb 13, 2024 | Financing       | Intrafamily Transfer |           |                    |      |
| Feb 13, 2024 | Non-arms-length | Warranty Deed        | \$400,000 |                    |      |
| Feb 13, 2024 | Financing       | Intrafamily Transfer |           |                    |      |
| Sep 8, 2010  | Quitclaim       | Quit Claim Transfer  |           |                    |      |
| Jun 24, 2005 | Resale          | Warranty Deed        | \$1,000   |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Pine Ridge Elementary School | Elementary | KG–4   | 0.8 mi   |
| Central High School          | High       | 9–12   | 2.5 mi   |
| Central Middle School        | Middle     | 7–8    | 2.7 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.

### NEIGHBORHOOD · ZIP 49546

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>84</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>32,338</b><br>POPULATION | <b>\$100K</b><br>MEDIAN IN-COME | <b>47°F</b><br>AVG TEMP | <b>46%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|