

Condominium

**RESIDENTIAL**

# 38 POND RIDGE DR NE

GRAND RAPIDS, MI 49546

**\$343,958** TopHap Estimate · \$294 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**1,168 ft<sup>2</sup>**

LIVING AREA

**18.26 ac**

LOT SIZE

**1998**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$344K**

\$329K low

\$359K high

Last Sale

**\$229,900 · Aug 26, 2020**

Est. Owner Equity

**\$285,958**

Loan-to-Value

**19%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,526 (2025) |
| Assessed Value        | \$145,700      |
| Previous Assessed     | \$131,900      |
| Assessor Market Value | \$291,400      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Condominium                      |
| Style         | Condo/Apartment                  |
| County        | KENT                             |
| Lot (acres)   | 18.26                            |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 19<br>FLOOD | 7<br>WILDFIRE | 61<br>HEAT | 72<br>STORM | 29<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN  |
|--------------|--------|---------------|-----------|--------|-------|
| Aug 24, 2020 | Resale | Warranty Deed | \$229,900 | \$197  | \$58K |
| Jun 11, 2019 | Resale | Warranty Deed | \$220,000 | \$188  |       |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Collins Elementary School    | Elementary | KG–4   | 0.2 mi   |
| Northern High School         | High       | 9–12   | 1.7 mi   |
| Northern Hills Middle School | Middle     | 7–8    | 2.0 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>Owner occupied</b> |
|-----------|-----------------------|