

Condominium

**RESIDENTIAL**

# 2561 MASON RIDGE CT NE

GRAND RAPIDS, MI 49525

**\$689,650** TopHap Estimate · \$285 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**2,416 ft<sup>2</sup>**

LIVING AREA

**0.3 ac**

LOT SIZE

**2006**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$690K**

\$645K low

\$734K high

Last Sale

**\$87,000 · Mar 29, 2006**

Est. Owner Equity

**\$343,650**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,631 (2025) |
| Assessed Value        | \$298,100      |
| Previous Assessed     | \$260,300      |
| Assessor Market Value | \$596,200      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Condominium                      |
| Style         | Condo/Apartment                  |
| County        | KENT                             |
| Lot (acres)   | 0.30                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 10<br>WILDFIRE | 61<br>HEAT | 75<br>STORM | 29<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE    | \$/FT² | LOAN   |
|--------------|-----------|---------------------|----------|--------|--------|
| May 28, 2019 | Quitclaim | Quit Claim Transfer |          |        | \$196K |
| Jul 28, 2006 | Quitclaim | Quit Claim Transfer |          |        | \$217K |
| Mar 13, 2006 | Resale    | Warranty Deed       | \$87,000 | \$36   |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Knapp Forest Elementary School | Elementary | KG–5   | 0.9 mi   |
| Eastern Middle School          | Middle     | 6–8    | 2.9 mi   |
| Eastern High School            | High       | 9–12   | 2.9 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 49525

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>70</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>31,139</b><br>POPULATION | <b>\$97K</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> |
|-----------|-----------------------|