

Condominium

RESIDENTIAL

856 PINNACLE RUN DR SE

GRAND RAPIDS, MI 49546

\$486,944 TopHap Estimate · \$284 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,714 ft²

LIVING AREA

2002

YEAR BUILT

5

STORIES

2

PARKING

VALUATION

\$487K

\$414K low

\$560K high

Last Sale

\$480,000 · Jun 3, 2025

Est. Owner Equity

\$78,944

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$3,419 (2025)
Assessed Value	\$200,200
Previous Assessed	\$179,400
Assessor Market Value	\$400,400

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	KENT
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

10 FLOOD	9 WILDFIRE	61 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
May 27, 2025	Resale	Warranty Deed	\$480,000	\$280	\$408K
Aug 16, 2019	Resale	Warranty Deed	\$300,000	\$175	\$120K
Jul 26, 2019	Quitclaim	Quit Claim Transfer			
Nov 8, 2010	Quitclaim	Quit Claim Transfer			
Nov 8, 2010	Quitclaim	Quit Claim Transfer			\$130K
Apr 2, 2007	Recorded document	Warranty Deed			
Jul 15, 2004	Resale	Warranty Deed	\$243,000	\$142	\$194K
Dec 5, 2003	Resale	Grant Deed	\$252,460	\$147	\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Collins Elementary School	Elementary	KG–4	1.5 mi
Northern High School	High	9–12	2.8 mi

Northern Hills Middle School	Middle	7–8	3.1 mi
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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

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.

OWNERSHIP

Occupancy	Absentee owner
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