

Condominium

RESIDENTIAL

3494 RIVER RUN ST SW

GRANDVILLE, MI 49418

\$270,000 TopHap Estimate · \$195 / ft² · confidence 91 · as of Jul 14, 2026



2.5

BATHS

1,384 ft²

LIVING AREA

8.41 ac

LOT SIZE

2006

YEAR BUILT

5

STORIES

1

PARKING

VALUATION

\$270K

\$246K low

\$294K high

Last Sale

\$230,000 · Nov 15, 2023

Est. Owner Equity

\$170,000

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$4,383 (2025)
Assessed Value	\$115,800
Previous Assessed	\$110,900
Assessor Market Value	\$231,600

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	KENT
Lot (acres)	8.40
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK

31 FLOOD	5 WILDFIRE	63 HEAT	73 STORM	29 DROUGHT
-------------	---------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 9, 2023	Resale	Warranty Deed	\$230,000	\$166	\$100K
Nov 27, 2019	Financing	Trustees Deed			\$155K
Mar 8, 2019	Resale	Warranty Deed	\$170,000	\$123	\$153K
May 24, 2013	Resale	Warranty Deed	\$108,900	\$79	\$100K
Nov 4, 2009	Quitclaim	Quit Claim Transfer			
Dec 24, 2009	Resale	Warranty Deed	\$115,000	\$83	\$104K
Mar 30, 2009	Quitclaim	Quit Claim Transfer			
Dec 28, 2006	Resale	Warranty Deed	\$139,900	\$101	\$140K
Dec 28, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand View Elementary School	Elementary	KG–6	0.4 mi
Grandville High School	High	9–12	1.1 mi
Grandville Middle School	Middle	7–8	1.9 mi

District: Grandville 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 49418

62 CRIME INDEX	75 AIR POLLUTION	31,033 POPULATION	\$91K MEDIAN IN-COME	47°F AVG TEMP	46% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------