

Condominium

RESIDENTIAL

3496 RIVER RUN ST SW

GRANDVILLE, MI 49418

\$238,411 TopHap Estimate · \$204 / ft² · confidence 95 · as of Jul 14, 2026



1.5

BATHS

1,170 ft²

LIVING AREA

2006

YEAR BUILT

5

STORIES

1

PARKING

VALUATION

\$238K

\$225K low

\$251K high

Last Sale

\$186,000 · Apr 29, 2021

Est. Owner Equity

\$60,901

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$4,009 (2025)
Assessed Value	\$106,200
Previous Assessed	\$105,000
Assessor Market Value	\$212,400

PROPERTY FACTS

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

Deck · 60 ft²

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
Apr 15, 2021	Resale	Warranty Deed	\$186,000	\$159	\$178K
Jun 18, 2007	Quitclaim	Quit Claim Transfer			\$76K
Sep 15, 2006	Quitclaim	Quit Claim Transfer			
Sep 15, 2006	Financing	Warranty Deed			\$62K

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

OWNERSHIP

Occupancy	Owner occupied
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