

Single Family Residence **RESIDENTIAL**

# 16 RICHARDS AVE NW

GRAND RAPIDS, MI 49504

**\$240,191** TopHap Estimate · \$175 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,369 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1924**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$240K**

\$216K low

\$264K high

Last Sale

**\$9,000 · Jun 10, 1980**

Est. Owner Equity

**\$133,191**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,490 (2025) |
| Assessed Value        | \$121,200      |
| Previous Assessed     | \$106,900      |
| Assessor Market Value | \$242,400      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | KENT                             |
| Lot (acres)   | 0.11                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

Porch · 175 ft²

## CLIMATE RISK

12  
FLOOD

5  
WILDFIRE

62  
HEAT

76  
STORM

29  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------|--------|--------|
| Nov 17, 2021 | Financing | Intrafamily Transfer |       |        |        |
| Nov 12, 2021 | Financing | Intrafamily Transfer |       |        | \$107K |
| Feb 3, 2020  | Quitclaim | Quit Claim Transfer  |       |        |        |
| Nov 26, 2019 | Quitclaim | Quit Claim Transfer  |       |        |        |
| Aug 9, 2019  | Quitclaim | Quit Claim Transfer  |       |        | \$96K  |
| Jul 30, 2014 | Quitclaim | Quit Claim Transfer  |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                 | LEVEL      | GRADES | DISTANCE |
|------------------------|------------|--------|----------|
| Sibley School          | Elementary | PK–5   | 0.5 mi   |
| Westwood Middle School | Middle     | 6–8    | 0.8 mi   |
| Union High School      | High       | 9–12   | 0.9 mi   |

District: Grand Rapids 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 49504

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>139</b><br>CRIME INDEX | <b>75</b><br>AIR POLLUTION | <b>41,462</b><br>POPULATION | <b>\$67K</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> |
|-----------|-----------------------|