

Single Family Residence **RESIDENTIAL**

266 RICHARDS AVE SW

GRAND RAPIDS, MI 49504

\$217,349 TopHap Estimate · \$255 / ft² · confidence 83 · as of Jul 14, 2026



1

BATHS

854 ft²

LIVING AREA

4,008 ft²

LOT SIZE

1951

YEAR BUILT

1

STORIES

4

ROOMS

1

PARKING

VALUATION

\$217K

\$180K low

\$255K high

Last Sale

\$79,900 · Mar 15, 1999

Est. Owner Equity

\$138,037

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$1,055 (2025)
Assessed Value	\$79,700
Previous Assessed	\$70,200
Assessor Market Value	\$159,400

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	0.09
Heating	Forced Air With Air Conditioning
Pool	No

Porch · 22 ft²

CLIMATE RISK

34
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
May 28, 1999	Resale	Grant Deed	\$80,000	\$94	\$79K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Westwood Middle School	Middle	6–8	1.1 mi
Union High School	High	9–12	1.2 mi
Shawmut Hills School	Elementary	PK–8	1.9 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

139 CRIME INDEX	75 AIR POLLUTION	41,462 POPULATION	\$67K 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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