

Single Family Residence

RESIDENTIAL

264 RICHARDS AVE SW

GRAND RAPIDS, MI 49504

\$185,418 TopHap Estimate · \$224 / ft² · confidence 95 · as of Jul 14, 2026



1

BATHS

827 ft²

LIVING AREA

4,008 ft²

LOT SIZE

1923

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$185K

\$177K low

\$194K high

Est. Owner Equity

\$126,168

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$1,068 (2025)
Assessed Value	\$80,800
Previous Assessed	\$71,400
Assessor Market Value	\$161,600

PROPERTY FACTS

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

Patio · 88 ft²

Porch · 80 ft²

CLIMATE RISK

30
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
Aug 19, 2002	Quitclaim	Quit Claim Transfer			\$48K
Dec 12, 2000	Resale	Grant Deed	\$43,000	\$52	\$43K

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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