

Single Family Residence

**RESIDENTIAL**

# 96 VIOLET ST SW

GRAND RAPIDS, MI 49548

**\$236,102** TopHap Estimate · \$307 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**768 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1959**

YEAR BUILT

**1**

PARKING

## VALUATION

**\$236K**

\$223K low

\$249K high

Last Sale

**\$150,000 · Feb 16, 2022**

Est. Owner Equity

**\$88,819**

Loan-to-Value

**67%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,529 (2025) |
| Assessed Value        | \$81,100       |
| Previous Assessed     | \$79,400       |
| Assessor Market Value | \$162,200      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | KENT                             |
| Lot (acres)   | 0.17                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## CLIMATE RISK

|                    |                      |                   |                    |                      |
|--------------------|----------------------|-------------------|--------------------|----------------------|
| <b>72</b><br>FLOOD | <b>5</b><br>WILDFIRE | <b>62</b><br>HEAT | <b>72</b><br>STORM | <b>29</b><br>DROUGHT |
|--------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Feb 16, 2022 | Resale            | Warranty Deed       | \$150,000 | \$195  | \$147K |
| Oct 14, 2020 | Resale            | Warranty Deed       | \$107,500 | \$140  |        |
| Jul 22, 2004 | Resale            | Grant Deed          | \$71,000  | \$92   | \$57K  |
| Mar 10, 2004 | Recorded document | Grant Deed          |           |        |        |
| Jan 13, 2004 | Resale            | Grant Deed          | \$58,000  | \$76   |        |
| Jun 19, 2003 | Quitclaim         | Quit Claim Transfer |           |        |        |
| May 8, 2003  | Non-arms-length   | Trustees Deed       | \$73,624  | \$96   |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Townline Elementary School | Elementary | KG–5   | 0.3 mi   |
| Valleywood Middle School   | Middle     | 6–8    | 2.0 mi   |
| East Kentwood High School  | High       | 10–12  | 2.4 mi   |

District: Kentwood 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 49548

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>89</b><br>CRIME INDEX | <b>77</b><br>AIR POLLUTION | <b>35,310</b><br>POPULATION | <b>\$60K</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> |
|-----------|-----------------------|