

Single Family Residence **RESIDENTIAL**

2312 RIVERSIDE DR NE

GRAND RAPIDS, MI 49505

\$321,090 TopHap Estimate · \$294 / ft² · confidence 95 · as of Jul 14, 2026



1

BATHS

1,092 ft²

LIVING AREA

0.15 ac

LOT SIZE

1949

YEAR BUILT

1

STORIES

5

ROOMS

4

PARKING

VALUATION

\$321K

\$306K low

\$336K high

Last Sale

\$295,000 · Oct 31, 2024

Est. Owner Equity

\$40,840

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$4,122 (2025)
Assessed Value	\$130,900
Previous Assessed	\$120,800
Assessor Market Value	\$261,800

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	0.15
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

Porch · 146 ft²

CLIMATE RISK

25
FLOOD

1
WILDFIRE

62
HEAT

77
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 25, 2024	Resale	Warranty Deed	\$295,000	\$270	\$280K
Aug 28, 2023	Financing	Intrafamily Transfer			
Dec 12, 2021	Financing	Intrafamily Transfer			
Dec 15, 2021	Financing	Intrafamily Transfer			
Jun 2, 2021	Financing	Intrafamily Transfer			\$160K
May 26, 2016	Quitclaim	Quit Claim Transfer			
Mar 8, 2016	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside Middle School	Middle	6–8	0.3 mi
City High Middle School	High	7–12	0.9 mi
Aberdeen Academy	Elementary	PK–8	1.1 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 49505

127 CRIME INDEX	76 AIR POLLUTION	32,605 POPULATION	\$68K 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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