

Single Family Residence

RESIDENTIAL

856 WATSON ST SW

GRAND RAPIDS, MI 49504

\$226,847

TopHap Estimate · \$223 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,016 ft²

LIVING AREA

2,194 ft²

LOT SIZE

1900

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$227K

\$192K low

\$262K high

Last Sale

\$220,000 · Dec 18, 2025

Est. Owner Equity

\$5,447

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$1,007 (2025)
Assessed Value	\$79,200
Previous Assessed	\$73,100
Assessor Market Value	\$158,400

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	0.05
Heating	Forced Air With Air Conditioning
Pool	No

Porch · 38 ft²

CLIMATE RISK

39
FLOOD

5
WILDFIRE

62
HEAT

76
STORM

29
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 10, 2025	Resale	Warranty Deed	\$220,000	\$217	\$211K
Aug 10, 2015	Resale	Warranty Deed	\$96,000	\$94	\$91K
Jul 10, 2003	Financing	Grant Deed			\$45K
Mar 7, 2003	Recorded document	Grant Deed			
Jan 9, 2002	Non-arms-length	Trustees Deed	\$70,245	\$69	
Jul 18, 2000	Resale	Grant Deed	\$65,000	\$64	\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Westwood Middle School	Middle	6–8	1.2 mi
Grand Rapids University Preparatory Academy	High	6–12	1.3 mi
Shawmut Hills School	Elementary	PK–8	2.2 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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