

Single Family Residence **RESIDENTIAL**

3170 RIVER HILL DR NW

GRAND RAPIDS, MI 49534

\$421,345 TopHap Estimate · \$279 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

1,510 ft²

LIVING AREA

1.72 ac

LOT SIZE

2004

YEAR BUILT

2

PARKING

VALUATION

\$421K

\$392K low

\$450K high

Last Sale

\$169,900 · Dec 18, 2014

Est. Owner Equity

\$236,567

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$2,990 (2025)
Assessed Value	\$184,500
Previous Assessed	\$166,300
Assessor Market Value	\$369,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	OTTAWA
Lot (acres)	1.72
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 24, 2014	Resale	Warranty Deed	\$169,900	\$113	\$167K
May 4, 2012	Financing	Intrafamily Transfer			
May 4, 2012	Financing	Intrafamily Transfer			\$118K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cummings Elementary School	Elementary	KG–6	4.4 mi
Grandville Middle School	Middle	7–8	6.9 mi
Grandville High School	High	9–12	7.8 mi

District: Grandville 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 49534

80 CRIME INDEX	74 AIR POLLUTION	23,667 POPULATION	\$82K 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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