

Single Family Residence **RESIDENTIAL**

# 1208 RICHWOOD DR SE

GRAND RAPIDS, MI 49508

**\$289,525** TopHap Estimate · \$270 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**  
BEDS

**1**  
BATHS

**1,074 ft<sup>2</sup>**  
LIVING AREA

**0.4 ac**  
LOT SIZE

**1999**  
YEAR BUILT

**1**  
STORIES

**3**  
ROOMS

**1**  
PARKING

## VALUATION

**\$290K**

\$279K low

\$300K high

Last Sale

**\$119,900 · Aug 3, 1999**

Est. Owner Equity

**\$123,925**

Loan-to-Value

**47%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,174 (2025) |
| Assessed Value        | \$139,000      |
| Previous Assessed     | \$132,300      |
| Assessor Market Value | \$278,000      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | KENT                             |
| Lot (acres)   | 0.40                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

Patio · 144 ft²

Porch · 72 ft²

## CLIMATE RISK

1  
FLOOD

5  
WILDFIRE

61  
HEAT

72  
STORM

29  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Jan 30, 2026 | Financing | Intrafamily Transfer |           |        |        |
| Jan 2, 2002  | Resale    | Grant Deed           | \$128,000 | \$119  | \$115K |
| Aug 9, 1999  | Resale    | Trustees Deed        | \$120,000 | \$112  | \$117K |
| Aug 9, 1999  | Resale    | Trustees Deed        | \$21,000  | \$20   |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Meadowlawn Elementary School | Elementary | KG–5   | 1.2 mi   |
| Crestwood Middle School      | Middle     | 6–8    | 1.8 mi   |
| East Kentwood High School    | High       | 10–12  | 2.9 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 49508

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>78</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>44,015</b><br>POPULATION | <b>\$69K</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> |
|-----------|-----------------------|