

Single Family Residence **RESIDENTIAL**

212 RANDOLPH ST

DOUGLAS, MI 49406

\$759,995 TopHap Estimate · \$599 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,268 ft²

LIVING AREA

0.48 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$760K

\$685K low

\$835K high

Last Sale

\$550,000 · Oct 11, 2022

Est. Owner Equity

\$0

Loan-to-Value

174%

TAX & ASSESSMENT

Property Tax	\$12,452 (2025)
Assessed Value	\$330,600
Previous Assessed	\$273,400
Assessor Market Value	\$661,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ALLEGAN
Lot (acres)	0.48
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	9 WILDFIRE	13 DROUGHT
------------	---------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 5, 2022	Resale	Warranty Deed	\$550,000	\$434	\$1.3M
Aug 11, 2020	Resale	Warranty Deed	\$310,200	\$245	
Aug 10, 2018	Financing	Intrafamily Transfer			
Jul 18, 2017	Resale	Warranty Deed	\$245,900	\$194	\$197K
Apr 14, 2017	Financing	Land Contract			
Sep 16, 2015	Resale	Warranty Deed	\$205,000	\$162	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Douglas Elementary School	Elementary	PK–5	0.1 mi
Saugatuck High School	High	9–12	1.2 mi
Saugatuck Middle School	Middle	6–8	1.2 mi

District: Saugatuck 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 49406

174 CRIME INDEX	86 AIR POLLUTION	1,010 POPULATION	\$104K MEDIAN IN-COME	48°F AVG TEMP	46% SUNSHINE
---------------------------	----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------