

Single Family Residence **RESIDENTIAL**

## 2871 RIVER HILL DR NW

GRAND RAPIDS, MI 49534

**\$363,113** TopHap Estimate · \$323 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026



**1.5**

BATHS

**1,124 ft<sup>2</sup>**

LIVING AREA

**4.26 ac**

LOT SIZE

**1971**

YEAR BUILT

**1**

STORIES

**2**

PARKING

### VALUATION

**\$363K**

\$308K low

\$418K high

Est. Owner Equity

**\$363,113**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,227 (2025) |
| Assessed Value        | \$172,600      |
| Previous Assessed     | \$158,300      |
| Assessor Market Value | \$345,200      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | OTTAWA                           |
| Lot (acres)   | 4.26                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|---------------------|-------|--------------------|------|
| Jan 13, 2006 | Quitclaim | Quit Claim Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Cummings Elementary School | Elementary | KG–6   | 4.3 mi   |
| Grandville Middle School   | Middle     | 7–8    | 6.9 mi   |
| Grandville High School     | High       | 9–12   | 7.9 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**

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>80</b><br>CRIME INDEX | <b>74</b><br>AIR POLLUTION | <b>23,667</b><br>POPULATION | <b>\$82K</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>Absentee owner</b> |
|-----------|-----------------------|