

Single Family Residence

RESIDENTIAL

3260 RIVER HILL DR NW

GRAND RAPIDS, MI 49534

\$450,111 TopHap Estimate · \$262 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

1,718 ft²

LIVING AREA

4.05 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$450K

\$421K low

\$479K high

Last Sale

\$157,500 · Jul 2, 2010

Est. Owner Equity

\$295,411

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$2,719 (2025)
Assessed Value	\$243,800
Previous Assessed	\$219,200
Assessor Market Value	\$487,600

PROPERTY FACTS

Property Type	Single Family Residence
County	OTTAWA
Lot (acres)	4.05
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 20, 2010	Resale	Warranty Deed	\$157,500	\$92	\$126K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cummings Elementary School	Elementary	KG–6	4.5 mi
Grandville Middle School	Middle	7–8	7.0 mi
Grandville High School	High	9–12	8.0 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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