

Condominium

RESIDENTIAL

3476 RIVER RUN ST SW

GRANDVILLE, MI 49418

\$274,775 TopHap Estimate · \$199 / ft² · confidence 92 · as of Jul 14, 2026



2.5

BATHS

1,384 ft²

LIVING AREA

8.41 ac

LOT SIZE

2006

YEAR BUILT

5

STORIES

1

PARKING

VALUATION

\$275K

\$254K low

\$295K high

Last Sale

\$275,000 · May 20, 2026

Est. Owner Equity

\$114,775

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$4,383 (2025)
Assessed Value	\$115,800
Previous Assessed	\$110,900
Assessor Market Value	\$231,600

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	KENT
Lot (acres)	8.40
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK

31 FLOOD	5 WILDFIRE	63 HEAT	73 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 15, 2026	Non-arms-length	Warranty Deed	\$275,000	\$199	\$160K
Jan 6, 2023	Resale	Warranty Deed	\$230,000	\$166	\$210K
Apr 28, 2016	Resale	Warranty Deed	\$134,900	\$97	\$108K
Dec 23, 2014	Resale	Warranty Deed	\$120,000	\$87	\$96K
Jun 7, 2013	Resale	Warranty Deed	\$119,000	\$86	\$108K
Aug 22, 2008	Quitclaim	Quit Claim Transfer			
Aug 22, 2008	Resale	Warranty Deed	\$134,900	\$97	\$108K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand View Elementary School	Elementary	KG–6	0.4 mi
Grandville High School	High	9–12	1.1 mi
Grandville Middle School	Middle	7–8	1.9 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 49418



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

OWNERSHIP

