

Single Family Residence **RESIDENTIAL**

## 2217 RIVERSIDE DR NE

GRAND RAPIDS, MI 49505

**\$307,225** TopHap Estimate · \$243 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,266 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1945**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**1**

PARKING

### VALUATION

**\$307K**

\$279K low

\$335K high

Last Sale

**\$296,000 · May 20, 2021**

Est. Owner Equity

**\$70,425**

Loan-to-Value

**69%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,333 (2025) |
| Assessed Value        | \$144,800      |
| Previous Assessed     | \$134,100      |
| Assessor Market Value | \$289,600      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | KENT                             |
| Lot (acres)   | 0.12                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

Patio · 225 ft²

Porch · 28 ft²

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 25<br>FLOOD | 5<br>WILDFIRE | 62<br>HEAT | 77<br>STORM | 29<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| May 12, 2021 | Resale | Warranty Deed | \$296,000 | \$234  | \$237K |
| Nov 20, 2019 | Resale | Warranty Deed | \$217,000 | \$171  | \$187K |
| Jul 30, 2015 | Resale | Warranty Deed | \$160,000 | \$126  | \$155K |
| Aug 16, 2013 | Resale | Warranty Deed | \$113,000 | \$89   |        |
| Apr 27, 2000 | Resale | Grant Deed    | \$116,000 | \$92   | \$116K |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Riverside Middle School | Middle     | 6–8    | 0.4 mi   |
| City High Middle School | High       | 7–12   | 0.8 mi   |
| Aberdeen Academy        | Elementary | PK–8   | 1.1 mi   |

District: Grand Rapids 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 49505

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>127</b><br>CRIME INDEX | <b>76</b><br>AIR POLLUTION | <b>32,605</b><br>POPULATION | <b>\$68K</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 | Owner occupied |
|-----------|----------------|