

Single Family Residence **RESIDENTIAL**

## 206 RICHARDS AVE NW

GRAND RAPIDS, MI 49504

**\$244,273** TopHap Estimate · \$194 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,260 ft<sup>2</sup>**

LIVING AREA

**4,280 ft<sup>2</sup>**

LOT SIZE

**1912**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**2**

PARKING

### VALUATION

**\$244K**

\$212K low

\$276K high

Last Sale

**\$92,500 · Nov 17, 2008**

Est. Owner Equity

**\$152,978**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,941 (2025) |
| Assessed Value        | \$104,300      |
| Previous Assessed     | \$93,700       |
| Assessor Market Value | \$208,600      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | KENT                             |
| Lot (acres)   | 0.10                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

Porch · 108 ft<sup>2</sup>

## CLIMATE RISK

45  
FLOOD

5  
WILDFIRE

62  
HEAT

76  
STORM

29  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|---------------------|----------|--------------------|-------|
| Nov 7, 2008  | Resale    | Warranty Deed       | \$92,500 | \$73               | \$91K |
| Feb 15, 2007 | Resale    | Warranty Deed       | \$59,900 | \$48               | \$65K |
| Jun 4, 1998  | Quitclaim | Quit Claim Transfer |          |                    | \$39K |

## ASSIGNED SCHOOLS

| SCHOOL                 | LEVEL      | GRADES | DISTANCE |
|------------------------|------------|--------|----------|
| Sibley School          | Elementary | PK–5   | 0.5 mi   |
| Westwood Middle School | Middle     | 6–8    | 0.6 mi   |
| Union High School      | High       | 9–12   | 0.7 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 49504

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>139</b><br>CRIME INDEX | <b>75</b><br>AIR POLLUTION | <b>41,462</b><br>POPULATION | <b>\$67K</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>Owner occupied</b> |
|-----------|-----------------------|