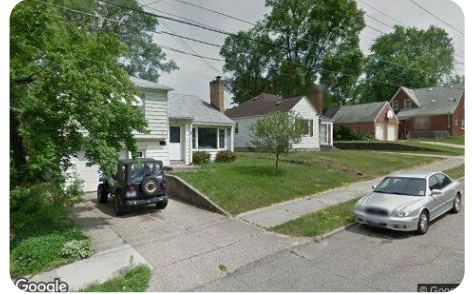


Single Family Residence **RESIDENTIAL**

1740 ROSSMAN AVE SE

GRAND RAPIDS, MI 49507

\$258,296 TopHap Estimate · \$301 / ft² · confidence 92 · as of Jul 14, 2026



1

BATHS

858 ft²

LIVING AREA

0.11 ac

LOT SIZE

1945

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$258K

\$238K low

\$279K high

Last Sale

\$73,000 · Jul 30, 1999

Est. Owner Equity

\$199,896

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$1,401 (2025)
Assessed Value	\$95,800
Previous Assessed	\$86,500
Assessor Market Value	\$191,600

PROPERTY FACTS

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

Porch · 16 ft²

CLIMATE RISK

10
FLOOD

1
WILDFIRE

61
HEAT

73
STORM

29
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 2, 2010	Quitclaim	Quit Claim Transfer			
Aug 25, 2009	Quitclaim	Quit Claim Transfer			
Aug 6, 1999	Resale	Grant Deed	\$73,000	\$85	\$58K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mulick Park Elementary School	Elementary	PK–5	0.2 mi
Ottawa Hills High School	High	9–12	0.4 mi
Alger Middle School	Middle	6–8	1.0 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 49507

121 CRIME INDEX	81 AIR POLLUTION	37,497 POPULATION	\$58K MEDIAN IN-COME	47°F AVG TEMP	46% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------