

Single Family Residence **RESIDENTIAL**

# 1450 ROSSMAN AVE SE

GRAND RAPIDS, MI 49507

**\$322,655** TopHap Estimate · \$212 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**1.5**

BATHS

**1,519 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1949**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**1**

PARKING

## VALUATION

**\$323K**

\$309K low

\$336K high

Last Sale

**\$74,700 · Jun 28, 1995**

Est. Owner Equity

**\$219,655**

Loan-to-Value

**30%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,370 (2025) |
| Assessed Value        | \$164,300      |
| Previous Assessed     | \$154,900      |
| Assessor Market Value | \$328,600      |

## PROPERTY FACTS

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

Porch · 40 ft²

## CLIMATE RISK

1  
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 |
|-------------|-----------|---------------------|-------|--------|------|
| Sep 7, 2018 | Quitclaim | Quit Claim Transfer |       |        |      |
| Aug 9, 2012 | Quitclaim | Quit Claim Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Mulick Park Elementary School | Elementary | PK–5   | 0.4 mi   |
| Ottawa Hills High School      | High       | 9–12   | 0.8 mi   |
| Alger Middle School           | Middle     | 6–8    | 1.3 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>121</b><br>CRIME INDEX | <b>81</b><br>AIR POLLUTION | <b>37,497</b><br>POPULATION | <b>\$58K</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> |
|-----------|-----------------------|