

Single Family Residence **RESIDENTIAL**

# 3895 RIVERBEND DR SW

GRAND RAPIDS, MI 49534

**\$396,275** TopHap Estimate · \$153 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**  
BEDS

**2.5**  
BATHS

**2,582 ft<sup>2</sup>**  
LIVING AREA

**2.56 ac**  
LOT SIZE

**1957**  
YEAR BUILT

**6**  
PARKING

## VALUATION

**\$396K**

\$376K low

\$416K high

Last Sale

**\$235,000 · Apr 29, 2014**

Est. Owner Equity

**\$208,275**

Loan-to-Value

**48%**

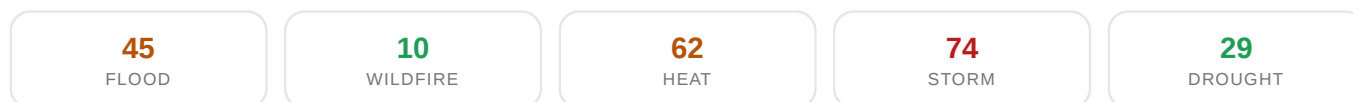
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,278 (2025) |
| Assessed Value        | \$200,000      |
| Previous Assessed     | \$183,800      |
| Assessor Market Value | \$400,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bi-Level                |
| County        | KENT                    |
| Lot (acres)   | 2.56                    |
| Heating       | Radiant                 |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Feb 2, 2017  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Apr 25, 2014 | Resale    | Warranty Deed       | \$235,000 | \$91               | \$188K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Cummings Elementary School | Elementary | KG–6   | 1.8 mi   |
| Grandville Middle School   | Middle     | 7–8    | 2.4 mi   |
| Grandville High School     | High       | 9–12   | 3.8 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 49534

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>80</b><br>CRIME INDEX | <b>74</b><br>AIR POLLUTION | <b>23,667</b><br>POPULATION | <b>\$82K</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> |
|-----------|-----------------------|