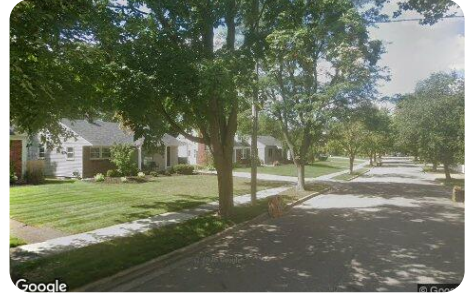


Single Family Residence **RESIDENTIAL**

2712 RICHARDS DR SE

GRAND RAPIDS, MI 49506

\$378,902 TopHap Estimate · \$458 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

828 ft²

LIVING AREA

0.13 ac

LOT SIZE

1952

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$379K

\$360K low

\$397K high

Last Sale

\$183,000 · May 13, 2016

Est. Owner Equity

\$258,902

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$5,299 (2025)
Assessed Value	\$156,800
Previous Assessed	\$145,800
Assessor Market Value	\$313,600

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	0.13
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 4,400 ft²

CLIMATE RISK

1 FLOOD	1 WILDFIRE	61 HEAT	71 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 18, 2016	Resale	Warranty Deed	\$183,000	\$221	\$146K
May 19, 2010	Resale	Warranty Deed	\$142,500	\$172	\$128K
Nov 10, 2005	Resale	Warranty Deed	\$145,000	\$175	\$116K
Aug 9, 2000	Resale	Grant Deed	\$135,000	\$163	\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Breton Downs School	Elementary	PK–5	0.3 mi
East Grand Rapids Middle School	Middle	6–8	0.8 mi
East Grand Rapids High School	High	9–12	1.1 mi

District: East Grand Rapids Public School District

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 49506

75

CRIME INDEX

78

AIR POLLUTION

34,891

POPULATION

\$113K

MEDIAN IN-COME

47°F

AVG TEMP

46%

SUNSHINE

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

| OWNERSHIP

Occupancy

Owner occupied