

Single Family Residence **RESIDENTIAL**

324 FRANSMAN PL SW

GRAND RAPIDS, MI 49504

\$264,923 TopHap Estimate · \$220 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,203 ft²

LIVING AREA

2,957 ft²

LOT SIZE

1926

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$265K

\$242K low

\$288K high

Last Sale

\$249,900 · Jun 23, 2025

Est. Owner Equity

\$57,293

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$4,107 (2025)
Assessed Value	\$88,900
Previous Assessed	\$80,200
Assessor Market Value	\$177,800

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	0.07
Heating	Forced Air With Air Conditioning
Pool	No

Patio · 168 ft²

Porch · 80 ft²

CLIMATE RISK

93
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	\$/FT²	LOAN
Oct 7, 2025	Non-arms-length	Correction Deed	\$249,900	\$208	
Jun 13, 2025	Resale	Warranty Deed	\$249,900	\$208	\$208K
Feb 26, 2024	Financing	Correction Deed			
Mar 7, 2023	Resale	Warranty Deed	\$145,000	\$121	\$546K
May 30, 2018	Recorded document	Warranty Deed			
May 11, 2016	Resale	Warranty Deed	\$60,511	\$50	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Westwood Middle School	Middle	6–8	1.3 mi
Grand Rapids University Preparatory Academy	High	6–12	1.4 mi
Shawmut Hills School	Elementary	PK–8	2.2 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

139 CRIME INDEX	75 AIR POLLUTION	41,462 POPULATION	\$67K MEDIAN IN- COME	47°F AVG TEMP	46% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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