

Single Family Residence **RESIDENTIAL**

# 88 VIOLET ST SW

GRAND RAPIDS, MI 49548

**\$228,196** TopHap Estimate · \$297 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2**  
BEDS

**1**  
BATHS

**768 ft<sup>2</sup>**  
LIVING AREA

**0.17 ac**  
LOT SIZE

**1959**  
YEAR BUILT

## VALUATION

**\$228K**

\$210K low

\$246K high

Last Sale

**\$215,000 · Jul 7, 2025**

Est. Owner Equity

**\$23,946**

Loan-to-Value

**90%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,158 (2025) |
| Assessed Value        | \$77,300       |
| Previous Assessed     | \$75,500       |
| Assessor Market Value | \$154,600      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | KENT                             |
| Lot (acres)   | 0.17                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 71<br>FLOOD | 5<br>WILDFIRE | 62<br>HEAT | 72<br>STORM | 29<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------|-----------|--------|--------|
| Jul 2, 2025  | Resale            | Warranty Deed         | \$215,000 | \$280  | \$204K |
| Dec 6, 2022  | Financing         | Intrafamily Transfer  |           |        |        |
| Dec 6, 2022  | Financing         | Intrafamily Transfer  |           |        |        |
| Feb 23, 2016 | Resale            | Grant Deed            | \$47,000  | \$61   |        |
| Jan 26, 2015 | Recorded document | Warranty Deed         |           |        |        |
| Oct 22, 2014 | Non-arms-length   | Trustees Deed         | \$138,706 | \$181  |        |
| Oct 19, 2005 | Resale            | Special Warranty Deed | \$87,900  | \$114  | \$70K  |
| Jun 23, 2005 | Quitclaim         | Quit Claim Transfer   |           |        |        |
| Apr 12, 2005 | Non-arms-length   | Trustees Deed         | \$91,130  | \$119  |        |
| Jun 30, 2004 | Resale            | Grant Deed            | \$85,000  | \$111  | \$85K  |
| Jun 30, 2004 | Resale            | Grant Deed            | \$70,000  | \$91   |        |
| Aug 10, 2001 | Recorded document | Grant Deed            |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Townline Elementary School | Elementary | KG–5   | 0.3 mi   |
| Valleywood Middle School   | Middle     | 6–8    | 2.0 mi   |
| East Kentwood High School  | High       | 10–12  | 2.4 mi   |

District: Kentwood 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 49548

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>89</b><br>CRIME INDEX | <b>77</b><br>AIR POLLUTION | <b>35,310</b><br>POPULATION | <b>\$60K</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 | Absentee owner |
|-----------|----------------|