

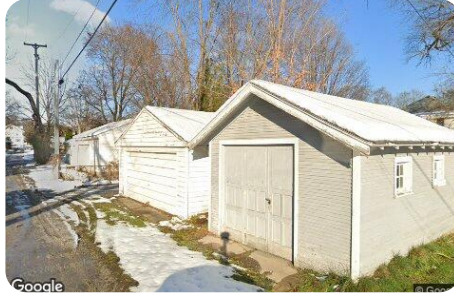
Single Family Residence

RESIDENTIAL

31 RICHARDS AVE NW

GRAND RAPIDS, MI 49504

\$226,087 TopHap Estimate · \$250 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

1

BATHS

904 ft²

LIVING AREA

0.17 ac

LOT SIZE

1911

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$226K

\$208K low

\$244K high

Last Sale

\$129,000 · Aug 21, 2018

Est. Owner Equity

\$93,287

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$1,688 (2025)
Assessed Value	\$94,000
Previous Assessed	\$81,900
Assessor Market Value	\$188,000

PROPERTY FACTS

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

Patio · 282 ft²

Porch · 144 ft²

CLIMATE RISK

45
FLOOD

5
WILDFIRE

62
HEAT

76
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 1, 2018	Resale	Warranty Deed	\$129,000	\$143	\$103K
Aug 31, 2005	Resale	Warranty Deed	\$109,500	\$121	\$88K
Jul 13, 2001	Resale	Grant Deed	\$85,000	\$94	\$84K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sibley School	Elementary	PK–5	0.5 mi
Westwood Middle School	Middle	6–8	0.7 mi
Union High School	High	9–12	0.8 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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