

Single Family Residence **RESIDENTIAL**

2257 RANDALL AVE NW

GRAND RAPIDS, MI 49534

\$478,001 TopHap Estimate · \$282 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3.5
BATHS

1,694 ft²
LIVING AREA

0.39 ac
LOT SIZE

1999
YEAR BUILT

1
STORIES

10
ROOMS

3
PARKING

VALUATION

\$478K

\$448K low

\$508K high

Last Sale

\$222,000 · Jul 22, 2005

Est. Owner Equity

\$131,001

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$3,511 (2025)
Assessed Value	\$216,700
Previous Assessed	\$197,700
Assessor Market Value	\$433,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	KENT
Lot (acres)	0.39
Foundation	No Foundation
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 264 ft²

CLIMATE RISK

31
FLOOD

7
WILDFIRE

62
HEAT

78
STORM

29
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 4, 2025	Financing	Intrafamily Transfer			
Jun 28, 2005	Resale	Warranty Deed	\$222,000	\$131	\$200K
Sep 16, 1999	Resale	Grant Deed	\$34,116	\$20	\$143K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kenowa Hills Central Elementary School	Elementary	KG–5	0.6 mi
Kenowa Hills High School	High	9–12	2.1 mi
Kenowa Hills Middle School	Middle	6–8	2.4 mi

District: Kenowa Hills 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

80 CRIME INDEX	74 AIR POLLUTION	23,667 POPULATION	\$82K 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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