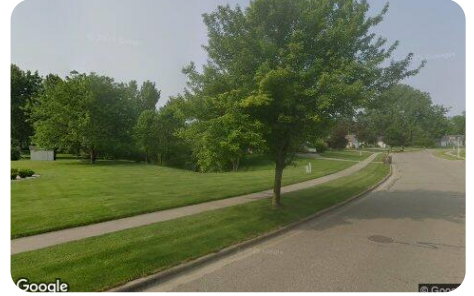


Single Family Residence **RESIDENTIAL**

## 2159 RICHVIEW AVE NW

GRAND RAPIDS, MI 49534

**\$452,345** TopHap Estimate · \$265 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**1,705 ft<sup>2</sup>**

LIVING AREA

**2,557 ft<sup>2</sup>**

LOT SIZE

**1992**

YEAR BUILT

**1**

STORIES

**4**

PARKING

### VALUATION

**\$452K**

\$411K low

\$494K high

Last Sale

**\$149,800 · Sep 16, 1992**

Est. Owner Equity

**\$452,345**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,425 (2025) |
| Assessed Value        | \$223,500      |
| Previous Assessed     | \$210,700      |
| Assessor Market Value | \$447,000      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | KENT                             |
| Lot (acres)   | 0.06                             |
| Foundation    | No Foundation                    |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | No                               |

Deck · 264 ft²

## CLIMATE RISK

47  
FLOOD

10  
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 |
|--------------|-----------|----------------------|-------|--------|------|
| Jan 14, 2021 | Financing | Intrafamily Transfer |       |        |      |
| Jan 14, 2021 | Quitclaim | Quit Claim Transfer  |       |        |      |
| Apr 13, 2015 | Quitclaim | Quit Claim Transfer  |       |        |      |
| Apr 13, 2015 | Quitclaim | Quit Claim Transfer  |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| Kenowa Hills Central Elementary School | Elementary | KG–5   | 0.8 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>80</b><br>CRIME INDEX | <b>74</b><br>AIR POLLUTION | <b>23,667</b><br>POPULATION | <b>\$82K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|