

Condominium

**RESIDENTIAL**

# 2652 CASCADE PLACE DR SE

GRAND RAPIDS, MI 49546

**\$244,739** TopHap Estimate · \$233 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**1,049 ft<sup>2</sup>**

LIVING AREA

**2003**

YEAR BUILT

**1**

PARKING

## VALUATION

**\$245K**

\$235K low

\$255K high

Last Sale

**\$147,500 · Nov 19, 2008**

Est. Owner Equity

**\$184,739**

Loan-to-Value

**21%**

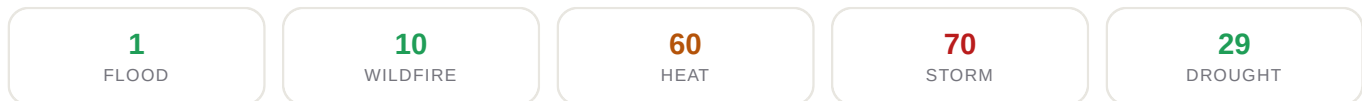
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,736 (2025) |
| Assessed Value        | \$156,200      |
| Previous Assessed     | \$131,800      |
| Assessor Market Value | \$312,400      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Condominium                      |
| Style         | Ranch                            |
| County        | KENT                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN  |
|--------------|-----------|---------------------|-----------|--------|-------|
| Jun 12, 2020 | Quitclaim | Quit Claim Transfer |           |        |       |
| Oct 29, 2008 | Resale    | Warranty Deed       | \$147,500 | \$141  | \$60K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Thornapple Elementary School | Elementary | KG–4   | 1.8 mi   |
| Central High School          | High       | 9–12   | 2.0 mi   |
| Central Middle School        | Middle     | 7–8    | 2.3 mi   |

District: Forest 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 49546

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>84</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>32,338</b><br>POPULATION | <b>\$100K</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>Absentee owner</b> |
|-----------|-----------------------|