

Single Family Residence **RESIDENTIAL**

2564 RANDALL AVE NW

GRAND RAPIDS, MI 49534

\$440,890 TopHap Estimate · \$275 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,601 ft²

LIVING AREA

0.28 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$441K

\$417K low

\$465K high

Last Sale

\$205,000 · Jan 4, 2006

Est. Owner Equity

\$239,940

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$2,818 (2025)
Assessed Value	\$196,200
Previous Assessed	\$186,000
Assessor Market Value	\$392,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	KENT
Lot (acres)	0.28
Foundation	No Foundation
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 96 ft²

CLIMATE RISK

1

FLOOD

5

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 16, 2024	Financing	Intrafamily Transfer			
Dec 2, 2005	Resale	Warranty Deed	\$205,000	\$128	\$185K
Aug 27, 2001	Resale	Grant Deed	\$193,000	\$121	\$152K
Dec 17, 1999	Resale	Grant Deed	\$184,000	\$115	\$147K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kenowa Hills Central Elementary School	Elementary	KG–5	0.3 mi
Kenowa Hills High School	High	9–12	1.7 mi
Kenowa Hills Middle School	Middle	6–8	2.0 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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