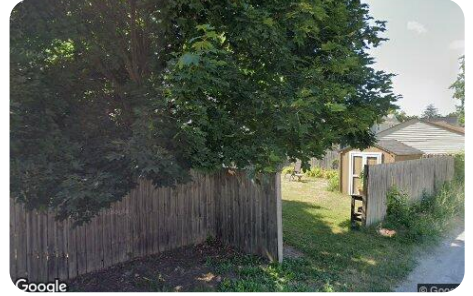


Single Family Residence **RESIDENTIAL**

254 RICHARDS AVE SW

GRAND RAPIDS, MI 49504

\$299,202 TopHap Estimate · \$222 / ft² · confidence 94 · as of Jul 14, 2026



1.5

BATHS

1,346 ft²

LIVING AREA

4,008 ft²

LOT SIZE

1929

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$299K

\$280K low

\$319K high

Last Sale

\$92,000 · Oct 2, 2014

Est. Owner Equity

\$299,202

TAX & ASSESSMENT

Property Tax	\$2,791 (2025)
Assessed Value	\$114,200
Previous Assessed	\$101,400
Assessor Market Value	\$228,400

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	0.09
Heating	Forced Air With Air Conditioning
Pool	No

Porch · 56 ft²

CLIMATE RISK

79
FLOOD

5
WILDFIRE

62
HEAT

76
STORM

29
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 30, 2015	Recorded document	Warranty Deed			
Aug 28, 2014	Resale	Warranty Deed	\$92,000	\$68	\$74K
Feb 19, 2008	Resale	Grant Deed	\$58,000	\$43	\$55K
Dec 27, 2006	Recorded document	Warranty Deed			
May 3, 2006	Non-arms-length	Trustees Deed	\$92,901	\$69	
Feb 15, 2006	Quitclaim	Quit Claim Transfer			
Mar 27, 2002	Resale	Grant Deed	\$90,000	\$67	\$89K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Westwood Middle School	Middle	6–8	1.1 mi
Union High School	High	9–12	1.2 mi
Shawmut Hills School	Elementary	PK–8	1.9 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	Absentee owner
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