NOTICE:	SPECIAL MEETING OF THE TALLMADGE CHARTER TOWNSHIP BOARD OF TRUSTEES
PLACE OF MEETING:	TALLMADGE CHATER TOWNSHIP O-1451 LEOARD STREET NW ST GRAND RAPIDS, MI 49534
TIME OF MEETING:	TUESDAY DECEMBER 1, 2026, AT 7:00PM
PURPOSE OF MEETING:	JOINT MEETING WITH THE BOARD OF TRUSTEES AND THE PLANNING COMMISSION FOR THE PURPOSE OF DISCUSSING THE TOWNSHIP'S MASTER PLAN
TELEPHONE NUMBER:	616-677-1248
SIGNATURE OF CLERK:	Karina Rollenhagen
DATE POSTED:	NOVEMEBER 23, 2026

This notice is posted in compliance with the State of Michigan's Open Meetings Act, Public Act 267of 1976, as amended, and MCLA 41.72a (2) (3)

A copy of this notice is on file in the office of the Township Clerk.

AGENDA
SPECIAL MEETING
JOINT SESSION WITH BOARD OF TRUSTEES AND PLANNING COMMISSION

December 1, 2026
7:00 P M

I. CALL TO ORDER – Prayer and the Pledge

II. PUBLIC COMMENT-All participants must identify themselves and address all comments to the Board. At times, public participation may be limited and/or allowed in conjunction with agenda items. Please keep comments to three minutes

III.

MASTER PLAN PRESENTATION AND DISCUSSION -
Fresh Coast Planning will present the results and findings from the public regarding the Tallmadge Charter Township Master Plan. Discussion will take place between the TCTBT and the TCTPC

Tallmadge Charter Township, MI

Master Plan Survey

Summary of Responses

Fresh Coast Planning
10-17-2025

Fresh Coast Planning

Table of Contents

Section 1. Executive Summary 2

Section 2. Representativeness and Reliability 3

2.1. Representativeness by Age 3

2.2. Representativeness by Location 4

Section 3. Survey Results 7

3.1. How likely is it that you would recommend living in Tallmadge Township to a friend or colleague? 7

3.2. How would you characterize the rate of the following types of development? 9

How would you characterize the overall rate of development in Tallmadge Township? 9

3.3. How would your prioritize the use of your tax dollars? 10

3.4. Please rate each of the following characteristics of Tallmadge Township. 12

3.5. How important are the following items to you? 13

3.6. Please rate your satisfaction with the availability of the following. 16

3.7. How supportive are you of the following types of residential projects? 17

3.8 Indicate your level of Importance for the following characteristics when choosing a neighborhood to live in. 20

Section 1. Executive Summary

Respondents appear to be proud to call Tallmadge Township home and feel safe and happy in the community. Respondents appear to be satisfied with rate of growth in the Township; however, across all age groups there are residents who believe development is happening "too fast". Further, it appears that respondents as a whole want growth to happen in a way that preserves a strong rural character by balancing the preservation of farmland and natural areas with the development of single-family homes and limited commercial and industrial development.

Residents seem to be satisfied with commuting outside the Township for work, shopping, and services. As such, Tallmadge Township may be able to work with surrounding municipalities to meet the needs and desires of their residents.

In regard to future residential development, single-family neighborhoods appear to be the desired form or residential development, with multi-family residential development (apartments, duplexes, and townhomes) being opposed. However, as previously stated, the preservation of natural areas and farmland is a clear priority. As such, the Township may want to review strategies that would cluster residential development near existing densely populated areas, such as the City of Walker.

Overall, Tallmadge Township residents appear to value safety, property features, price range, and proximity to family and friends.

AB

Associate, Fresh Coast Planning

In addition to the summaries provided in this report we have attached the following reports from SurveyMonkey:

- Unfiltered Survey Results
- Results Filtered by Age
- Results Filtered by Location
- Results Filtered by Years Lived in Township
- Additional Comments Provided

Section 2. Representativeness and Reliability

The 2026 Master Plan Survey was available online using a link sent to Tallmadge Charter Township residents and businesses by postcard, or available in person at the Township Hall. The postcard was sent out to approximately 3,600 addresses throughout the Township and received 576 responses. Over the three weeks the survey was available, there was a 100% completion rate among those who responded, with 274 additional comments from participants. This level of response means we are able to provide you with reliable information about your community's preferences. However, respondents appear to be more representative of older individuals and those who have lived in the Township longer.

When reviewing the survey results, we first want to test whether the responses are valid and can be relied on in order to provide a representative sample of your community. In order to test the representativeness and reliability of the survey results we'll look at three things.

First, are the ages of those that responded reflective of the age groups identified by the latest American Community Survey. The American Community Survey (ACS) is an ongoing annual survey conducted by the United States Census Bureau. The ACS uses a random sample of addresses to collect responses and provide estimates on information similar to what is included in the Decennial Census, such as age, education, and other population and housing metrics.

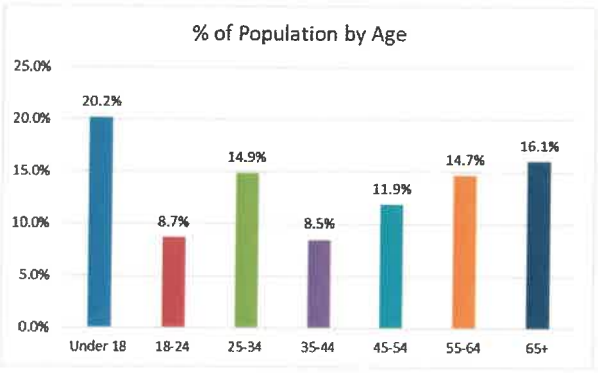
Second, we look at where respondents stated they live in order to ensure that the respondents are representative of the different geographical areas in the Township.

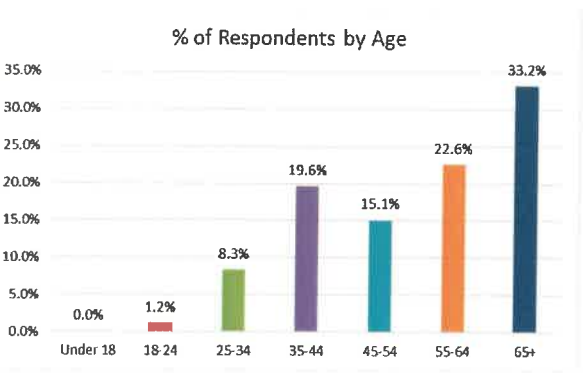
Lastly, we will look at the number of people who responded compared to the total population. By comparing these numbers, we will be able to determine how confident we are that the survey results are accurate.

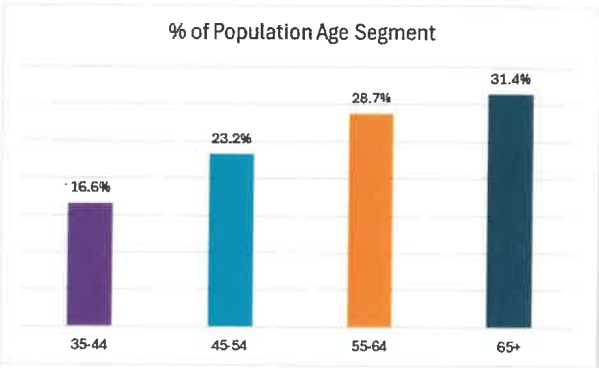
2.1. Representativeness by Age

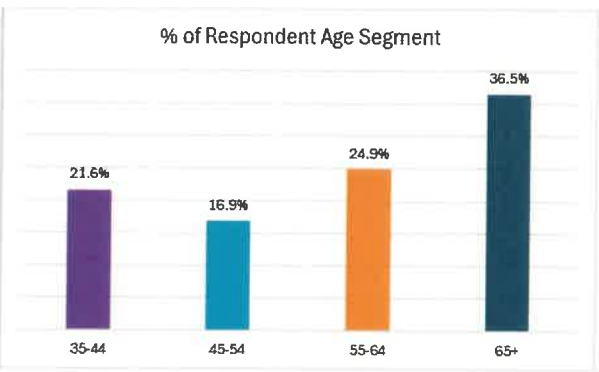
As is common in these types of surveys, younger individuals are less likely to respond. Given the low response rate for individuals 34 years old and younger, the results of the survey do not appear to be representative of the population as a whole. However, for individuals 35 and older the results appear to be fairly representative. Given this, the results appear to represent the wants and needs of individuals 35 and older.

While all respondents seem to have similar wants and values, it should be noted that the 18 to 24 age group is only represented by seven (7) individuals in the survey responses. As such, these respondents may not be a reflective sample of all 18 to 24 year-olds in Tallmadge Township. Therefore, results of 18-24 year olds have been removed from the respective charts in the remainder of the study.









2.2. Representativeness by Location

Identifying representativeness by geographic location is less definitive than representativeness by age. We do not have the information that identifies how many total dwellings are contained within each area identified within the survey. When creating the areas, we generally relied on the different zoning district designations, densities, and easily identifiable roads to split the areas. As such, we would expect a greater number of responses from the more densely populated areas of the Township (Areas 2,4 and 6), with less densely populated Areas (Areas 1, 3, 5 and 7) having a lower number of responses. Eleven (11) respondents reported that they work in the Township but are not residents.

Responses generally meet our expectations and the results of the survey appear to be representative of all locations within the Township. In Figure 1 below we provided a copy of the Tallmadge Charter Township Zoning Map with the survey areas overlaid.

Due to the varied locations of Residential Zoning Districts, it is difficult to draw direct connections between respondents answers and which Zoning District their property is located in . However, each area of the Township has unique characteristics that determine how residents answer the survey questions, providing valuable insights into the wants and values of residents that are tied to their geographic location.

Where people lived did appear to have an impact on how they answered some questions, but more broadly respondents appear to agree on subjects such as rate of development and the preservation of the natural and rural character of the Township.

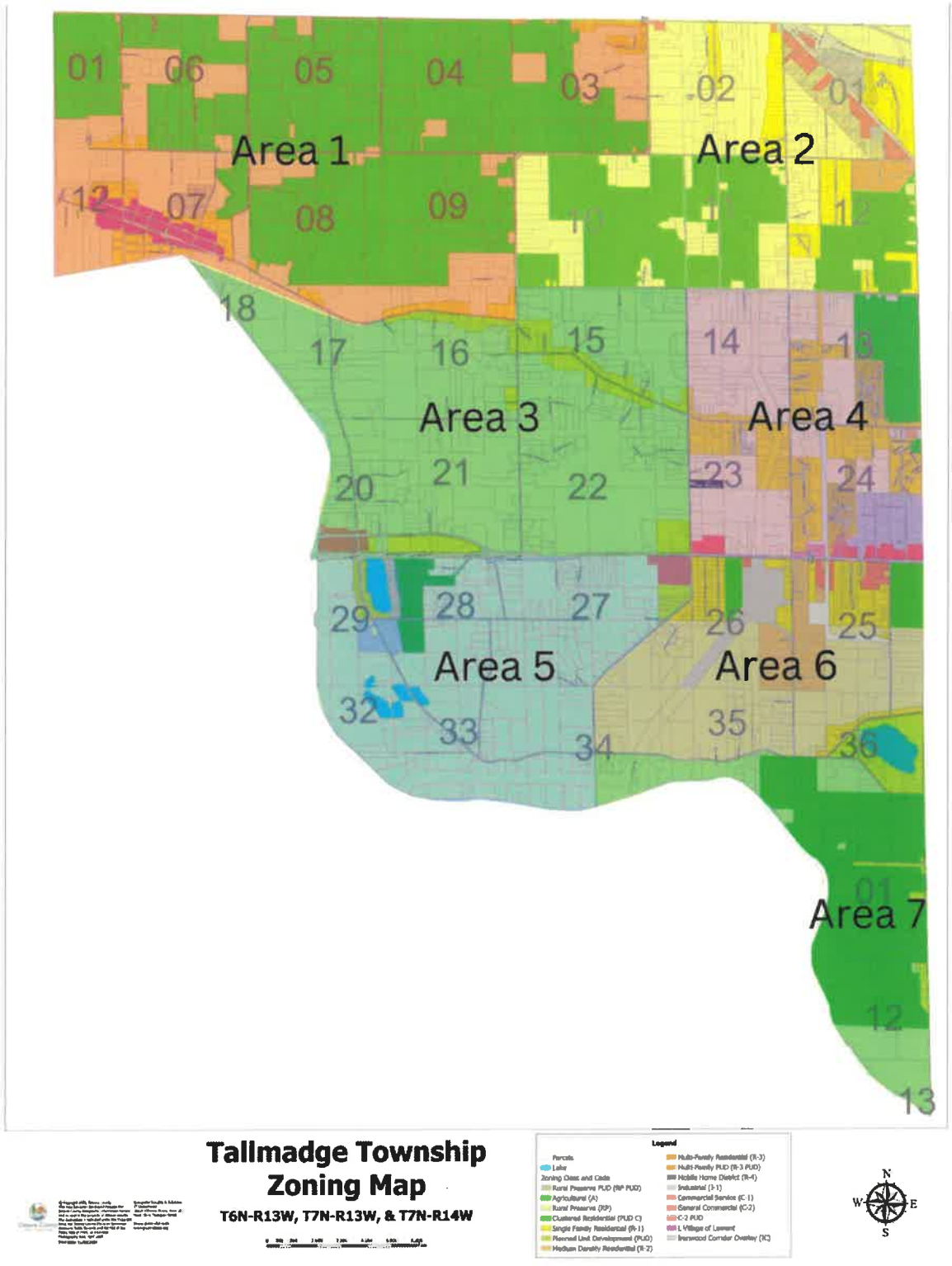


Figure 1: Where you live map from Master Plan Survey overlaid on Zoning Map

Reliability of Survey

While the results of the Master Plan Survey appear to be a representative sample that is slightly skewed based on age and length of residency in the Township, we also want to make sure that enough responses were received to ensure the results are reliable.

When speaking to the reliability of a survey we are trying to determine how likely it is that if we repeated the survey with another group of residents, we would get the same or similar results. A general rule of thumb is if you have a confidence level of 95% and a margin of error of 5%, your results are likely accurate and precise and can be relied on.

Based on the 2023 American Community Survey conducted by the United States Census Bureau Tallmadge Charter Township has approximately 8,927 residents. Approximately 565 residents (576 total respondents –11 business owners/employees) responded to the survey. Based on this information we were able to calculate the survey's margin of error. At a 95% confidence level there is a 4% margin of error. Given the low margin of error, we believe the results are a reliable sample for residents over the age of 35.

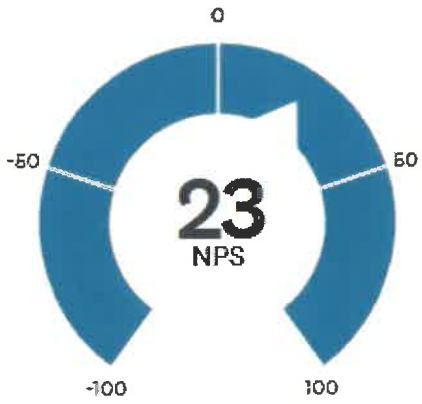
Section 3. Survey Results

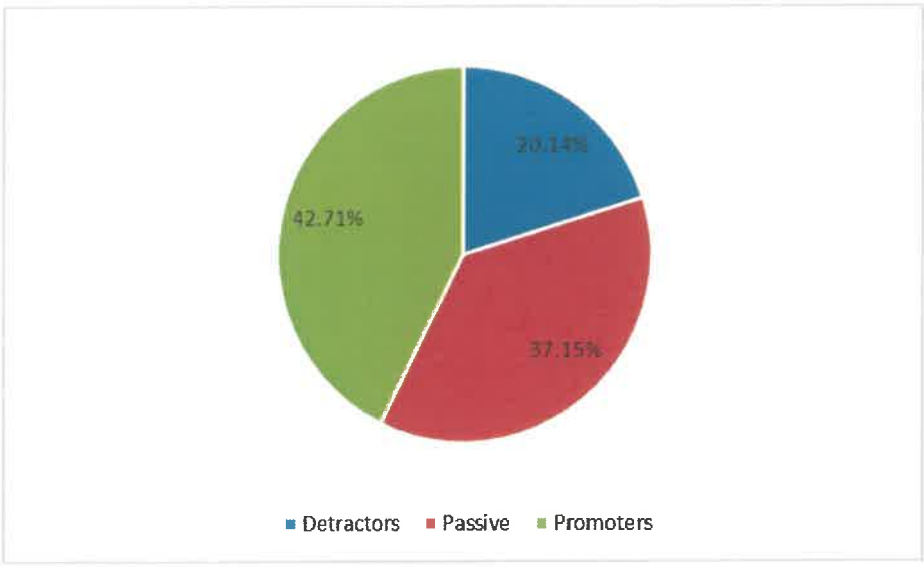
The following are summaries of the individual survey questions.

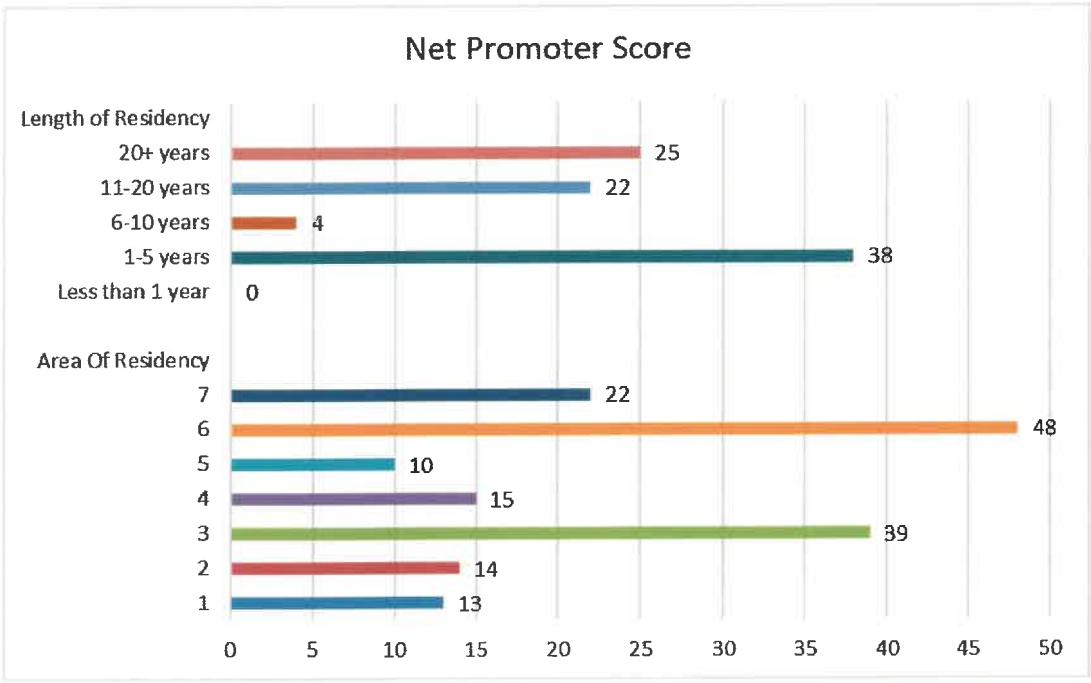
3.1. How likely is it that you would recommend living in Tallmadge Township to a friend or colleague?

This question is called Net Promoter Score, it was designed in 2003 as a way to gauge customer experience for private companies. We use the Net Promoter Score in your survey as a way to gauge the experience and relationship your residents have with the Township. Respondents are broken into three categories: promoters, passives, and detractors. Promoters are the residents that are the individuals that love the community and will go out of their way to promote it. Passives are those individuals that like the community but may not go out of their way to promote it. Detractors are the individuals who are unhappy with the community and may go out of their way to dissuade others from coming to your community. For a more detailed review of the meaning of net promoter score you can visit https://delighted.com/net-promoter-score

In addition to showing how many individuals are Promoters (9-10), Passives (7-8), and Detractors (0-6) a net promoter score is also calculated. The net promoter scale goes from -100 to 100, with -100 meaning no one is happy with the community and 100 meaning everyone is happy with the community. Tallmadge Township has the highest Net Promoter Score of any community that Fresh Coast Planning has surveyed. Our use of this tool for review of community sentiment towards where they live is limited, but we have come to expect an average net promoter score for Township's to be between 10 and 20. With a score of 23, the majority of residents in Tallmadge Township are happy with where they live and would recommend living in the community.







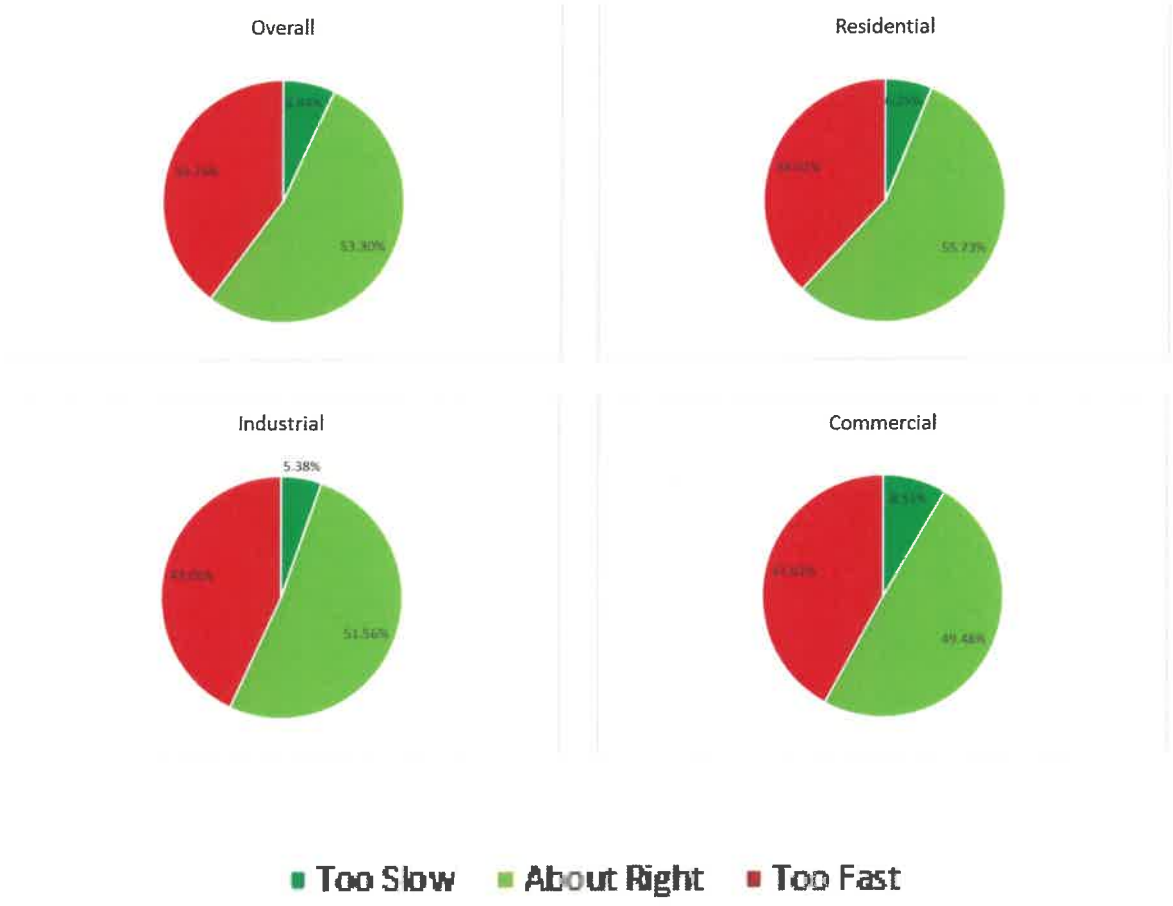
Residents of all lengths of residency appear to be happy living in Tallmadge Township, however residents who have lived in the Township 6-10 years seem to have a lower score than other residents. This shows that the majority of residents in the 6-10 year range still answered positively, indicating they are happy, but less so than other residents. Based on the rest of the data presented throughout the survey, it is not clear why these residents appear less satisfied.

While all residents have a positive outlook of Tallmadge Township, more than fifty percent (50%) of people who reside in areas 3 & 6 were "promoters" of the Township (rating either 9 or 10), leading to the high scores in these areas. Forty-eight percent (48%) of area 7 residents were "promoters". The majority of residents in areas 1,2,4 and 5 rated relatively evenly between "passives" (7-8) and promoters (9-10), leading to the lower scores, but still indicating these residents are happy living in Tallmadge Township.

3.2. How would you characterize the rate of the following types of development?

How would you characterize the overall rate of development in Tallmadge Township?

Overall, Respondents appear to be satisfied with rate of growth in the township, however some believe development is happening "too fast". Further, it appears that respondents as a whole want growth to happen in a balanced way that builds a strong rural character that is primarily composed of farmland and natural areas with single-family residential homes and limited commercial and industrial development. This feeling seems to be consistent across age groups. However people who lived in the Township longer appear to be more opposed to growth. Based on where people live in the Township, people living in areas 1, 4, and 6 of the survey map (pg. 5) may have more concern about the rate of residential development and people living in areas 5 and 6 of the survey map (pg. 5) may have more concern about the rate of commercial development.



3.3. How would your prioritize the use of your tax dollars?

When asked how they would prioritize the expenditure of tax dollars, survey respondents as a whole prioritized Fire & EMS, Police, and Roads. Across age groups, respondents generally rated items similarly, with some exceptions:

- Internet Access: It appears that respondents age 25-34 have a slightly higher priority for internet access. Then the priority drops for respondents age 35-44 and slowly rises for each increasing age group. We have some assumptions on why this may be, but further outreach and/or research would be necessary to provide information on why this trend is showing.
- Senior Services: As is expected, the importance of investment in senior services rises with resident age, with residents 65 and older having the highest priority for senior services.

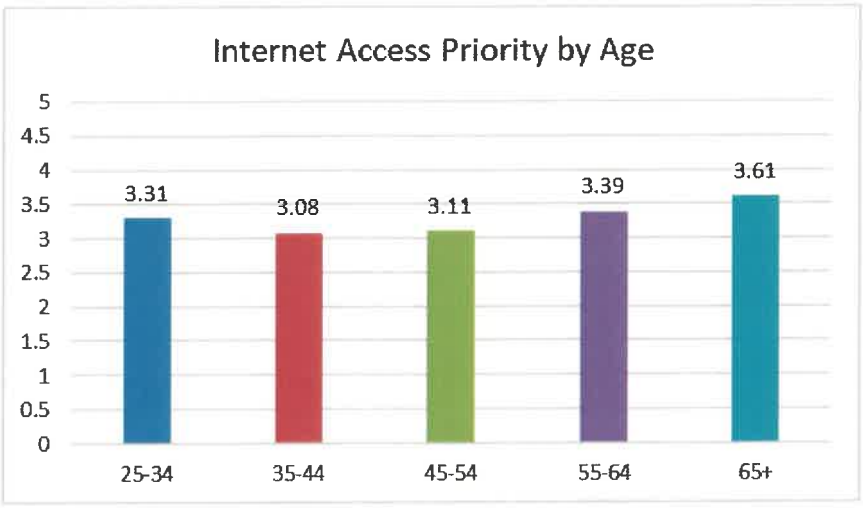
Length of residency in the Township did not appear to be a factor, with one exception;

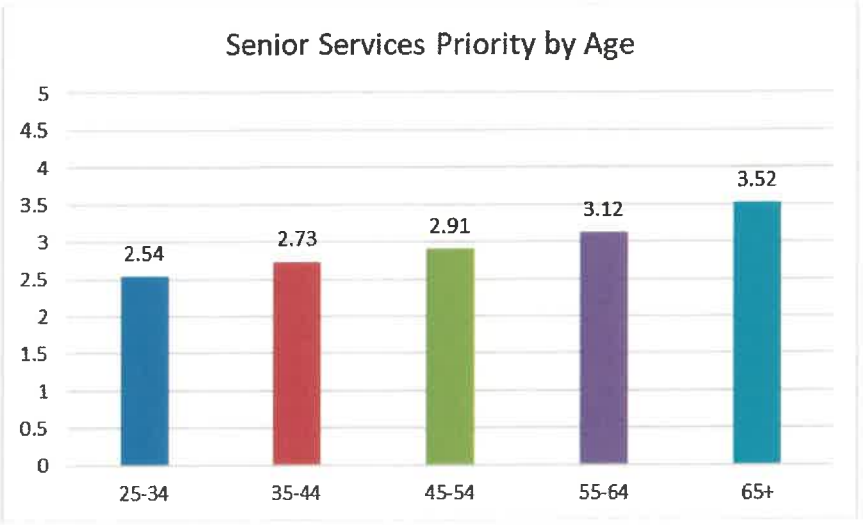
- Water and Sewer: Residents who have lived in the Township longer are less in favor of the expansion of water and sewer.

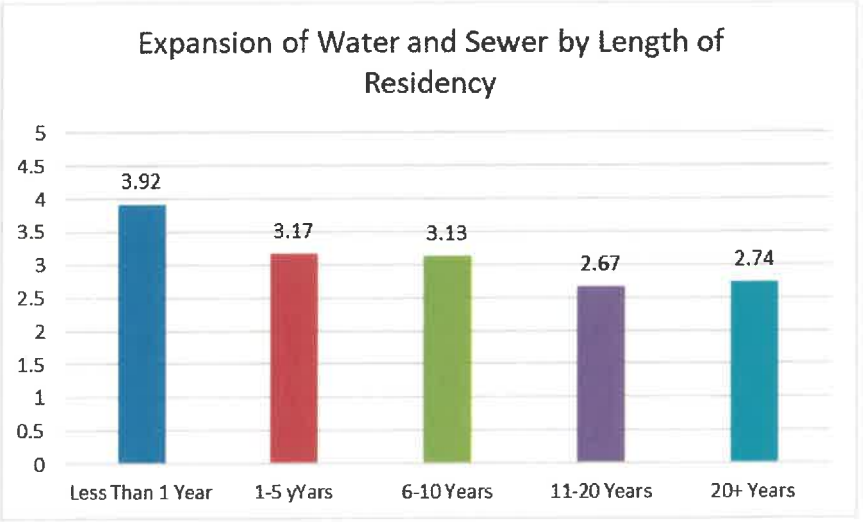
Where people live in the Township does not appear to impact how they responded to this question.

This feedback can also provide guidance on how the Township should proceed with executing community priorities. For example, if the community desires more investment in road repair and improvement, but doesn't want to pay additional taxes for these improvements, the Township may want to work more closely with the Ottawa County Road Commission to ensure existing tax dollars are spent in a way that matches the priorities of residents. The following ratings are on a scale of one (1) to five (5).

Priority	Rating
Fire and EMS	4.14
Police	3.99
Road Repair and Improvement	3.83
Parks and Recreation (Including Pathways)	3.39
Internet Access	3.36
Senior Services	3.07
Expansion of Public Water and Sanitary Sewer	2.9
Attract and Retain Commercial Businesses	2.48
Attract and Retain Manufacturing Industries	2.32


Internet Access Priority by Age
5
4.5
4
3.5
3
2.5
2
1.5
1
0.5
0
3.31
3.08
3.11
3.39
3.61
25-34
35-44
45-54
55-64
65+


Senior Services Priority by Age
5
4.5
4
3.5
3
2.5
2
1.5
1
0.5
0
2.54
2.73
2.91
3.12
3.52
25-34
35-44
45-54
55-64
65+


Expansion of Water and Sewer by Length of Residency
5
4.5
4
3.5
3
2.5
2
1.5
1
0.5
0
3.92
3.17
3.13
2.67
2.74
Less Than 1 Year
1-5 yYars
6-10 Years
11-20 Years
20+ Years

3.4. Please rate each of the following characteristics of Tallmadge Township.

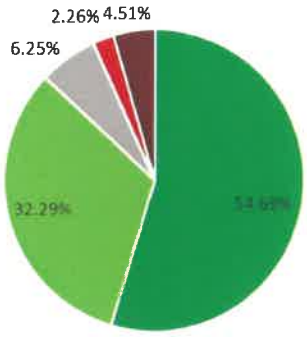
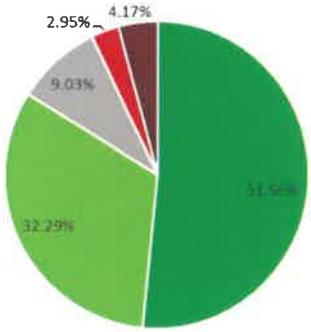
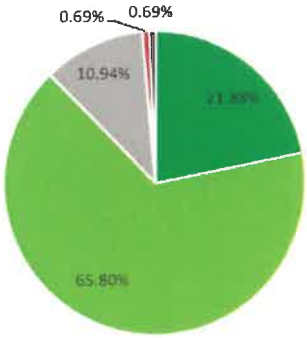
In general respondents appear to be happy with the character of the community. Rural character, ease of travel, educational opportunities, shopping amenities, and recreational opportunities received ratings that we would consider excellent, with all other characteristics receiving a "good" rating. Across age groups, responses were very similar. Residents in area 1 of the survey map (pg. 5), which is the farthest from the Walker-area, are slightly less satisfied with their access to shopping amenities and healthcare facilities. The following ratings are on a scale of one (1) to five (5).

Characteristic	Rating
Rural Character	3.84
Ease of Travel	3.78
Good educational opportunities	3.68
Access to shopping amenities	3.63
Recreational Opportunities	3.59
Access to healthcare facilities	3.41
Access to job opportunities	3.39
Diverse housing Options	3.31
Availability of quality, affordable housing	3.15

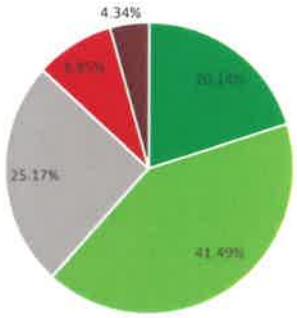
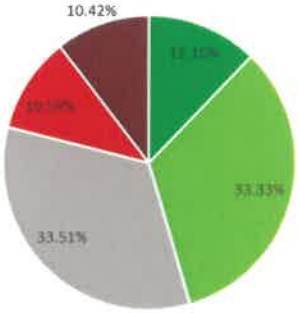
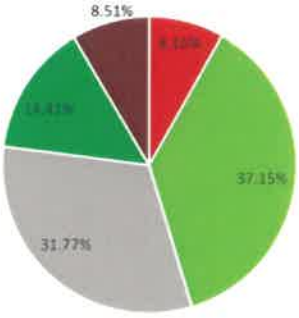


3.5. How important are the following items to you?

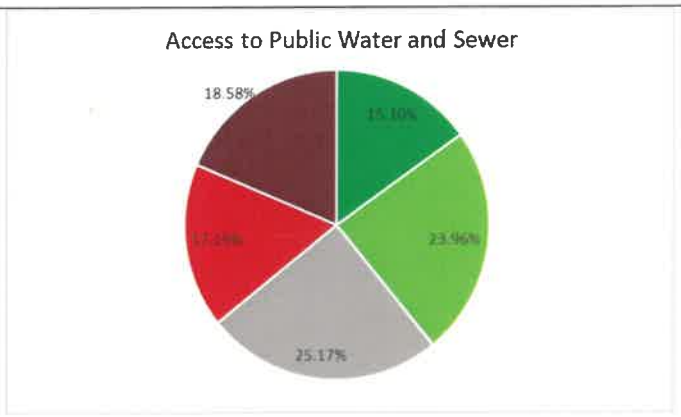
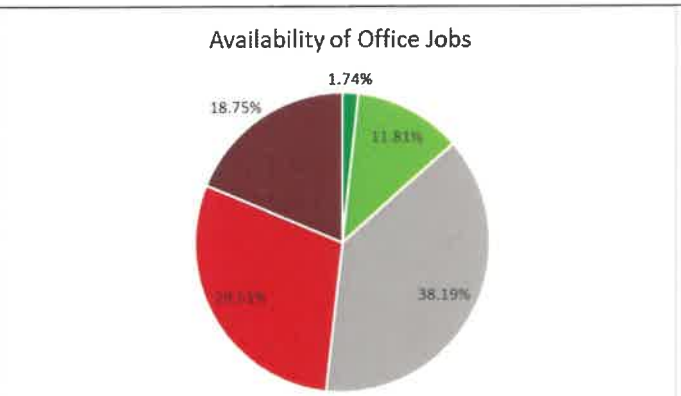
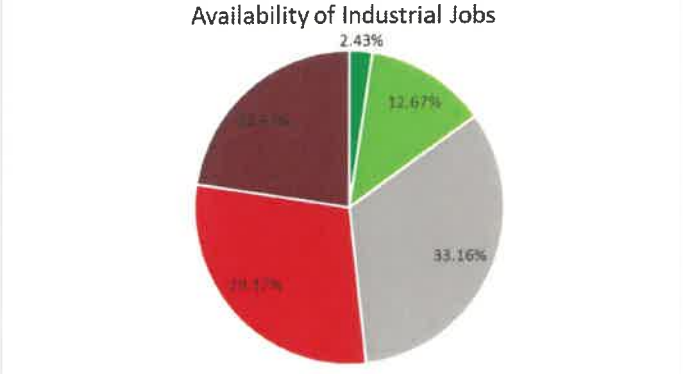
■ Very Unimportant ■ Unimportant ■ Neutral ■ Important ■ Very Important

Weighted Average Score (Scale: 1-5)	Breakdown of Response	Summary of Findings
4.30	Preservation of Natural Areas 	Preservation of natural areas appears to be a priority: Over 80% answered important/very important
4.24	Preservation of Farmland 	Preservation of farmland also appears to be a priority: Over 80% answered important/very important
4.07	Condition of Roads 	The condition of roads is important to over eighty-six (86%) of residents, with increasing traffic concerns as an item to note in the survey comments.

■ Very Unimportant ■ Unimportant ■ Neutral ■ Important ■ Very Important

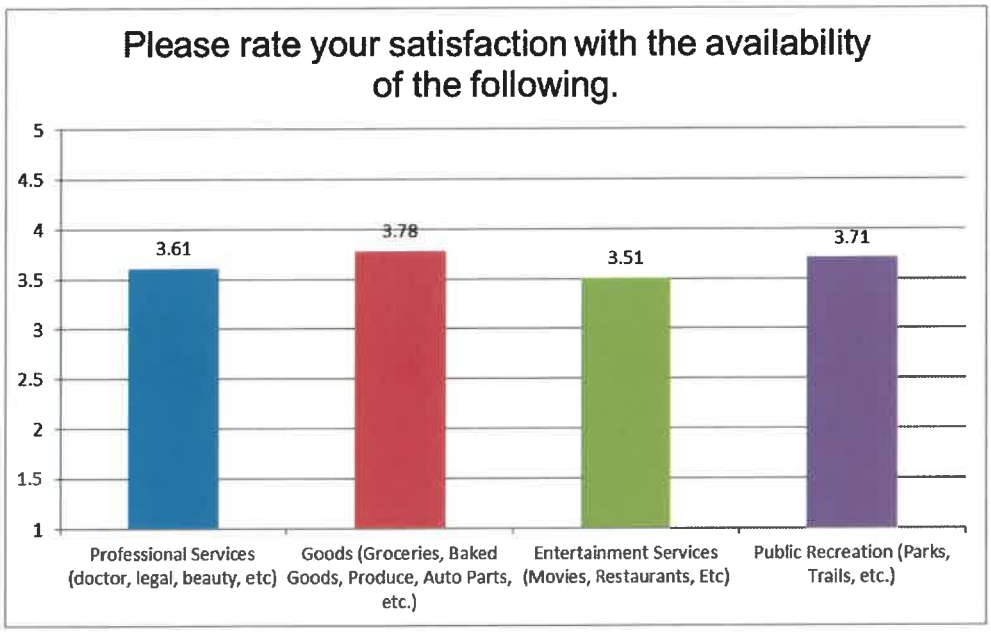
Weighted Average Score (Scale: 1-5)	Breakdown of Response	Summary of Findings
3.64	Availability of Parks and Recreation 	The availability of public parks and recreational opportunities are a strong priority for Tallmadge Township residents with sixty-two percent (62%) stating they are either important or very important.
3.26	Availability of Affordable Homes 	The availability of affordable homes appears to be important for forty-five percent (45%) of residents. However, the majority of residents do not see affordable homes as a priority.
3.22	Access to Commercial Services 	Forty-five percent (45%) of residents believe that access to commercial services is important. However, as indicated in other areas of the survey; most residents appear to be satisfied going outside of the Township for these services.

■ Very Unimportant ■ Unimportant ■ Neutral ■ Important ■ Very Important

Weighted Average Score (Scale: 1-5)	Breakdown of Response	Summary of Findings
3.00		There is no clear consensus on the importance of access to public water and sewer. Additional analysis of the survey comments is included later in this report. Survey comments indicate some residents voiced concern over the larger issue of groundwater availability in Ottawa County.
2.48		The availability of office jobs does not appear to be important to residents. As indicated in other areas of the survey; residents appear to be satisfied going outside of the Township for these jobs.
2.43		The availability of industrial jobs does not appear to be important to residents. As indicated in other areas of the survey; residents appear to be satisfied going outside of the Township for these jobs.

3.6. Please rate your satisfaction with the availability of the following.

Respondents across age groups, length of residency, and location appear to be universally satisfied with the availability of Professional Services, Goods, Entertainment Services, and Public Recreation.



3.7. How supportive are you of the following types of residential projects?

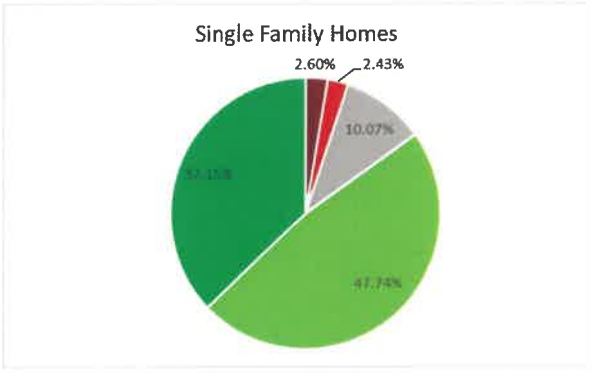
Based on the results of this question, we not only see what types of residential projects respondents are supportive of, but we may also get some insight into how that development is desired to look.

Level of Support for Types of Residential Projects		
Type	**Weighted Average Score**	**Community Level of Support**
Single Family Homes	4.14	Very Supportive
Senior Citizen Housing	3.25	Supportive
Mixed-Use	2.50	Neutral
Townhomes	2.44	Neutral/Opposed
Duplexes	2.35	Opposed
Apartments	1.91	Opposed

■ Strongly Opposed ■ Opposed ■ Neutral ■ Supportive ■ Very Supportive

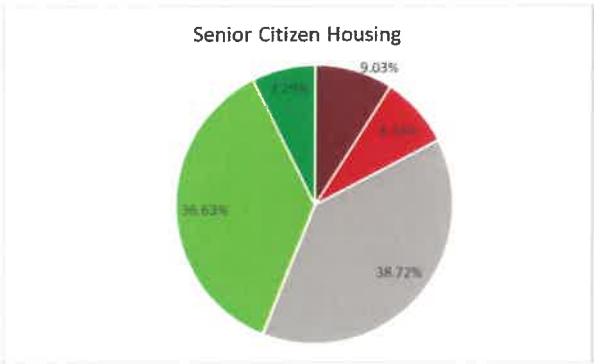
Single Family Neighborhood Developments

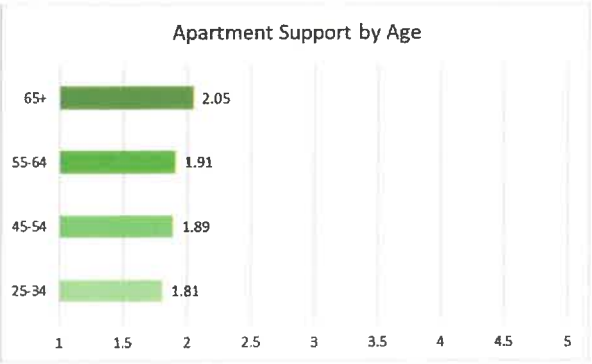
A majority of respondents are supportive of single-family neighborhood developments. However, some comments indicate that there is a stronger level of opposition to single family neighborhood developments. This response paired with the desire to preserve natural areas and farmland in the Township could mean that the community is supportive of more single-family housing as long as it happens in locations and with design elements that will protect the rural character of the community, such as larger lots.



Senior Citizen Housing

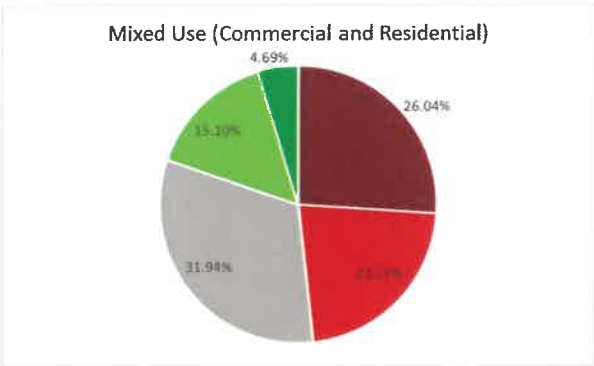
Respondents are supportive of senior citizen housing. Not only are a majority of respondents either neutral or supportive of senior citizen housing, but there appears to be little opposition. However, senior citizen housing can be developed in many different ways (site condo, duplexes, apartments, mixed housing types) as such, where and how senior citizen housing is developed can be informed on the responses towards other housing development types.

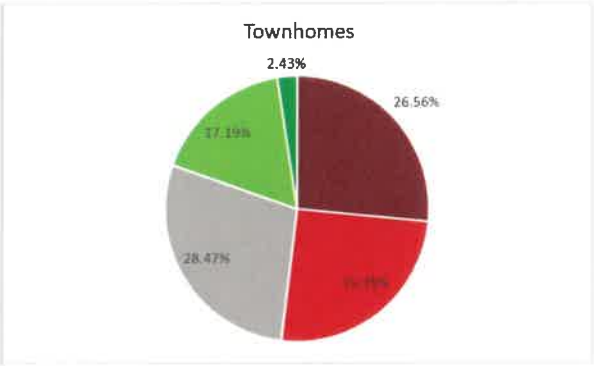




Mixed-use (Commercial/Residential) and Townhomes

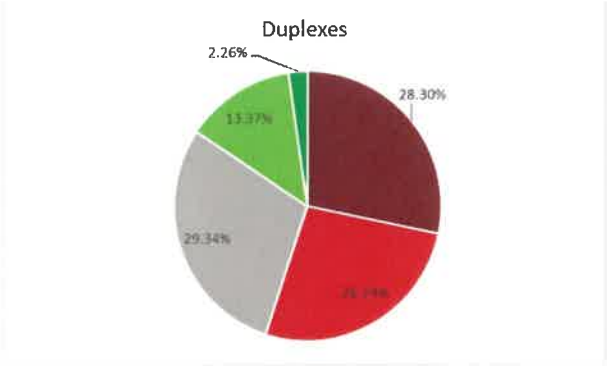
Nearly fifty percent (50%) or residents appear to be opposed to mixed use and townhome developments, with a large portion of residents indicating they are neutral. There is some support (20%) for these types of developments, indicating that these types of developments will likely require a large amount of community input to identify where they are best located and what type of architectural styles and design elements are desired.





Duplexes

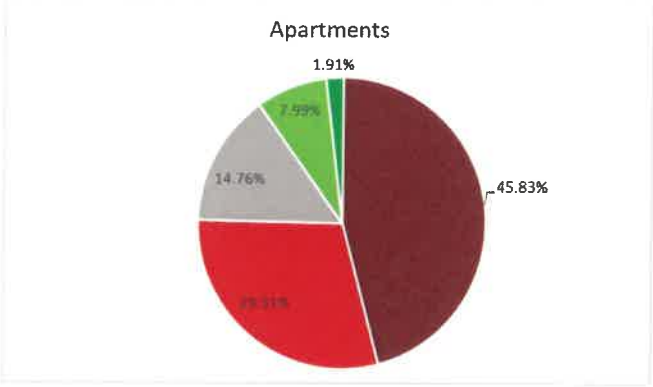
A majority of respondents are opposed to the development of duplexes. As such, the Township may want to review policies and regulations to ensure that the development of single-family neighborhoods is encouraged.



Strongly Opposed Opposed Neutral Supportive Very Supportive

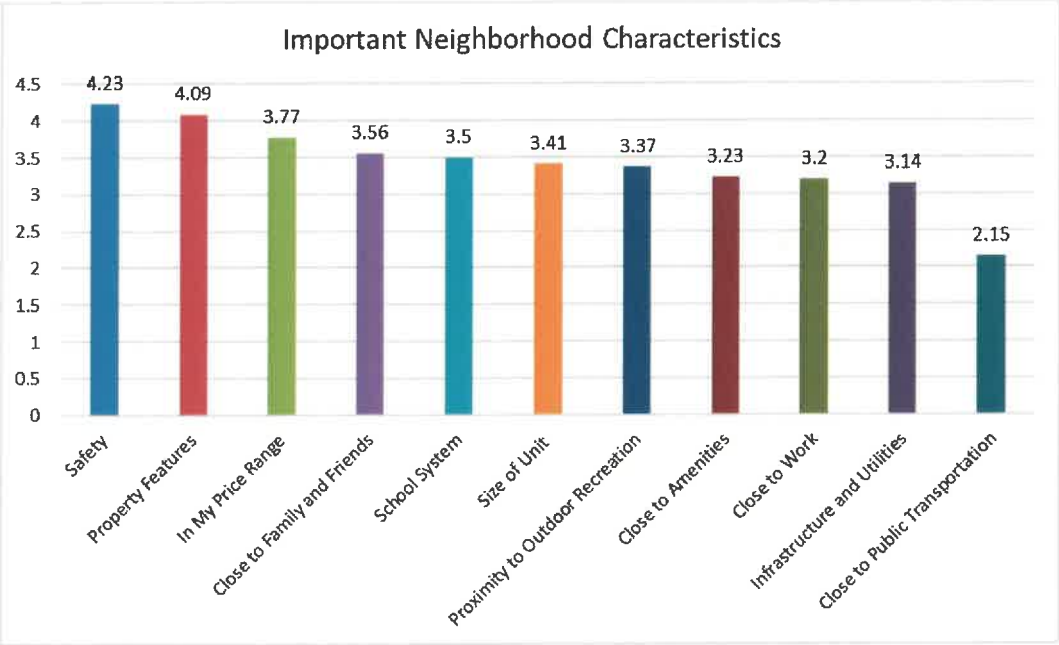
Apartments

The majority of respondents indicate that apartment style residential development is not desired in the community.



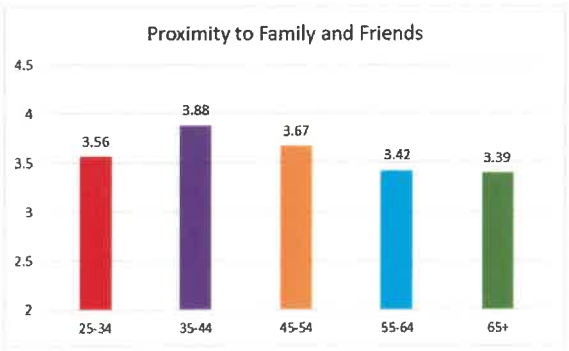
3.8 Indicate your level of Importance for the following characteristics when choosing a neighborhood to live in.

Respondents indicate that safety is the most important characteristic when choosing where they live. Following safety in importance is property features, which includes aspects such as acreage, view, and landscaping. Price range, proximity to family and friends, and school system, in that order, are also important to residents in their decision about where to live in Tallmadge Township.



Across age groups and location, the importance of neighborhood characteristics is generally comparable, with slightly increased importance of price range and proximity to family and friends for the few younger respondents.

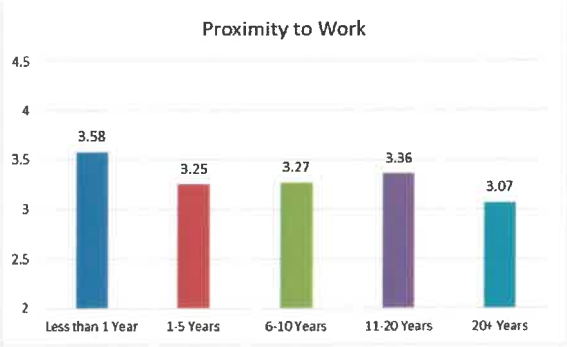


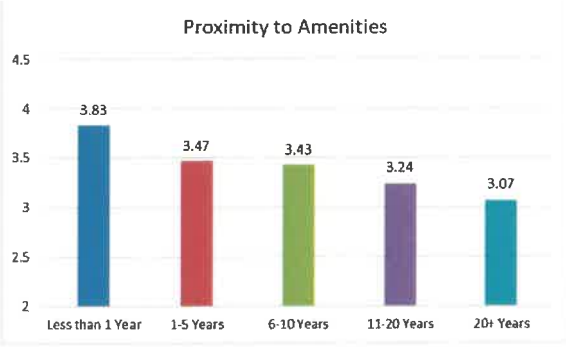


Length of Residency – Proximity to work and amenities

Residents who have lived in the Township for less than one (1) year put a higher priority on proximity to work, proximity to amenities, availability of infrastructure, and availability of outdoor recreation when choosing a location to live.

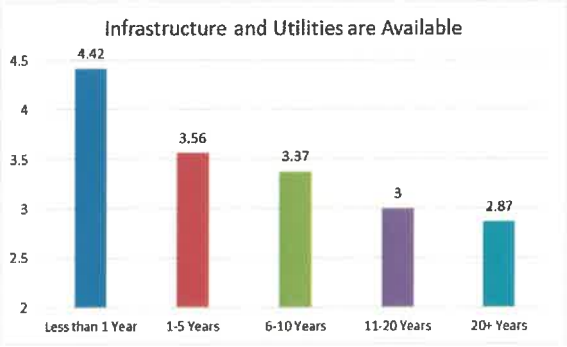
This may indicate many things; respondents who have recently moved to Tallmadge Township hold the same job as prior to their move, making the new commute a greater consideration. In the same sense, the new commute to amenities such as shopping, health care, a downtown center, and recreational areas becomes more of a focus. Based on how respondents who have lived in the Township responded, it appears these changes are something that residents adapt to well.

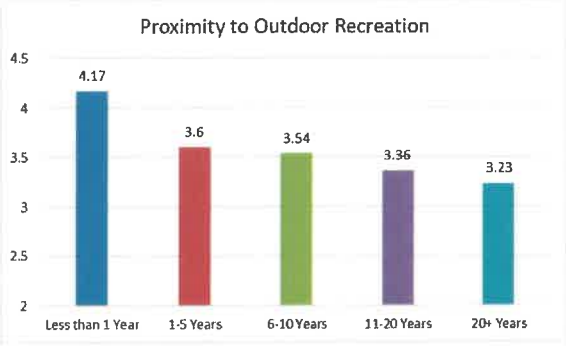




Length of Residency – Infrastructure and Outdoor Recreation

Longer term residents appear to consider the availability of infrastructure and utilities- such as sidewalks, internet, water and sewer- as less important, likely because the existing infrastructure and utilities are continuing to serve their needs. New residents may not have access to the utilities and amenities they are accustomed to.





END OF REPORT

Tallmadge Charter Township, Ottawa County, MI

Master Plan Open House

Summary of Results

Fresh Coast Planning
2-13-2026

Fresh Coast Planning

Table of Contents

Executive Summary 3

Station 1: Where attendees live 4

Station 2: Information for Attendees 5

Station 3: Likes and Dislikes 6

Station 4: Residential 9

Station 5: Commercial 16

Station 6: Lake Michigan Drive 24

Station 7: Riverhill Drive 24

Station 8: Wants and Desires 25

Station 9: What Would You Do? 27

Station 10: Open-House Experience 29

Executive Summary

As part of the master plan update process, the 2025 Tallmadge Master Plan Open House was held on October 29, 2025, from 6:00-8:00 p.m. at the Tallmadge Charter Township Hall. The open house focused on two main topics: residential development and commercial development. The open house contained ten stations for the attendees to review and provide feedback on their likes and dislikes of the Township, residential development, commercial development, and their vision for future Township development. It appears the open house was very successful in drawing participants; therefore, the results provide significant feedback. It is important to note the participants appeared to be in the majority of age 30 and older therefore we could not capture the younger generation's results as accurately. Nonetheless, following the completion of all stations, it appears we accurately captured the participants' intent.

According to the open house sign-in sheets, 120 people attended. From our observations, it appears the number of attendees was more accurately around 140-160 people. Based on the results of the open house, there were attendees from all areas of the Township. It is important to note that the open house structure is a form of a focus group which has advantages and disadvantages. Disadvantages include that it is challenging for the results to be representative of the whole population of the Township and the results collected are a challenge to analyze since it is challenging to identify an individual's opinion from the group's opinion. Some of the advantages are it captured information from attendees in their own language, and the group dynamic and the setup of the posters allowed for attendees to "piggyback" off each other's responses and from that generate their own ideas.

Protecting rural character and limiting residential and commercial development are the major themes that were presented by attendees. Support exists for large lots, preserving trees in neighborhoods, native landscaping, landscaping requirements for both residential and commercial developments, and high-quality buildings and site design for commercial buildings.

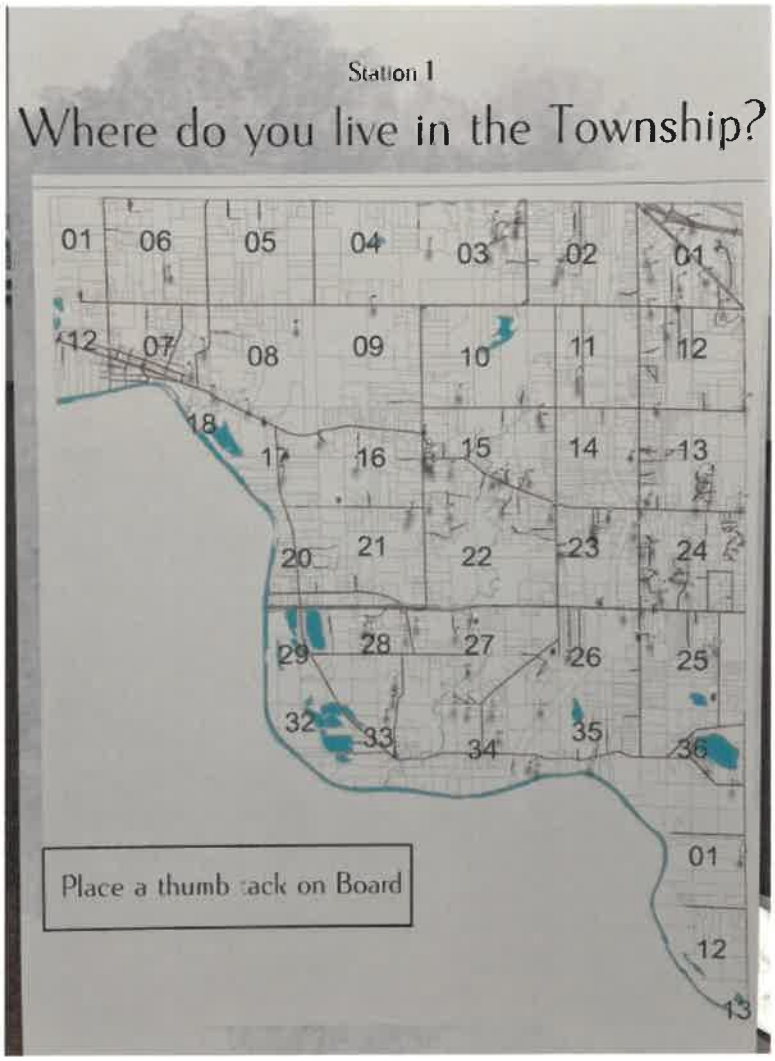
Attendees appear to conclude the growth in the Township is too fast and would like it to slow down. Any development should be directed to happen in such a way that the rural and natural character of the community is protected and enhanced. Additionally, since commercial and residential development must be permitted somewhere in the Township, the attendees appeared to want residential development to take place in the northeast section of the Township (North of Leonard Street, East of 24th Avenue), and commercial development to take place scattered on Lake Michigan Drive.

Lastly, there appears to be concerns regarding preserving rural and agricultural land, traffic and law enforcement presence, and road conditions.

Station 1: Where Attendees Live

Where do you live in the Township?

At this station, attendees were asked to put a thumb tack on the Township map of where they lived in the Township. Attendees appeared to be from all over the Township. There was no concentration in a particular area.



Station 2: Information for Attendees and Best place for Commercial and Residential Development.

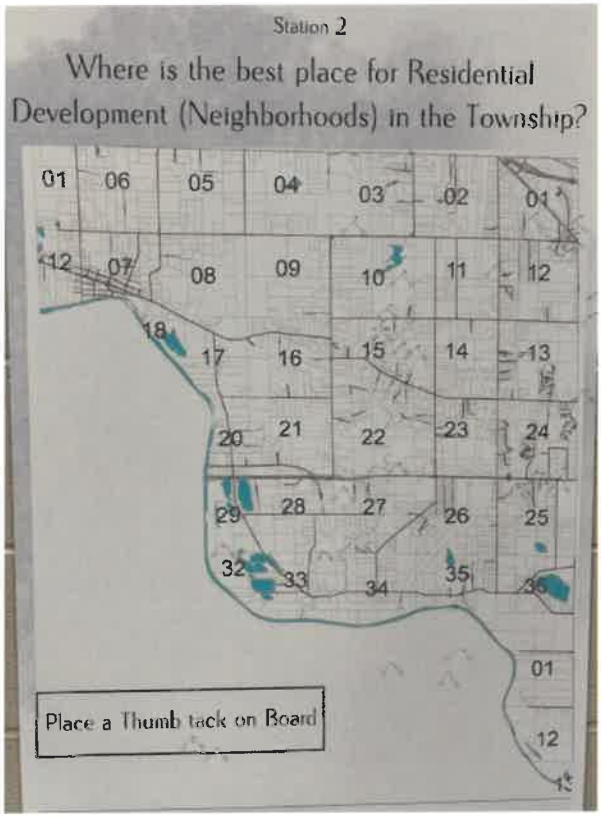
What is a Master Plan?

At this station attendees heard from Fresh Coast Planning on what a master plan is, why they should care, and why we need their input. Overall, attendees asked questions and expressed concerns with Fresh Coast Planning about too much development possibly occurring in the Township in the future.

Where is the best place for Residential Development in the Township?

Attendees were shown a map of the Township and asked to put a thumb tack where they think the best place for residential development should go. If you look at this poster you will see there are only 32 thumbtacks on the board, as opposed to the 120 people that signed in and the 140-160 that appeared to attend. Therefore, we do not believe the results of this poster are an accurate representation of all the residents that attended the open house and even more so are not an accurate representation of all of the residents of the Township.

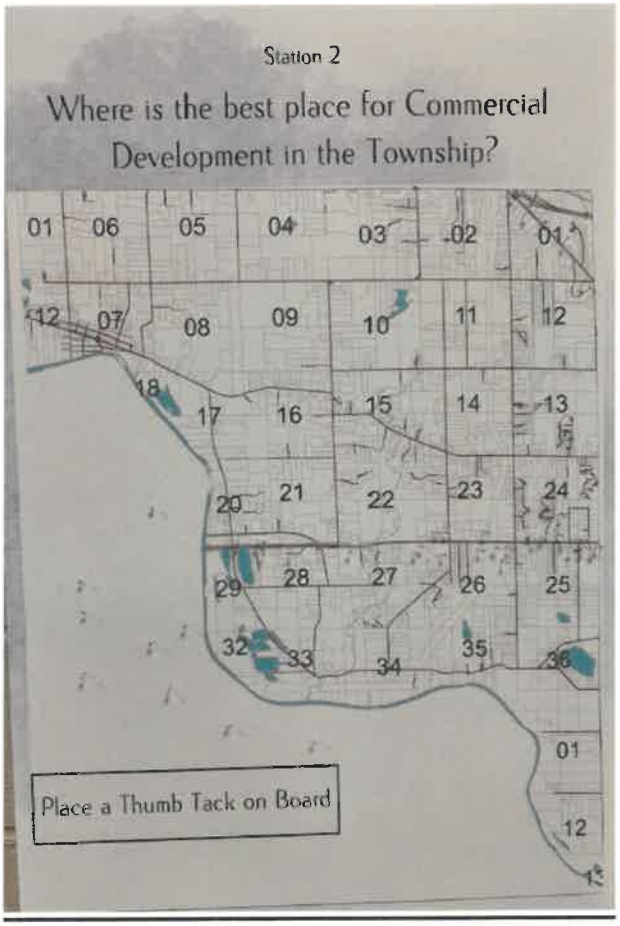
Nonetheless, to work with the results we were given from who participated with the map, it appears 25% would like residential development to not happen in the Township, 47% would like residential development to take place in northeast section of the Township (North of Leonard Street, East of 24th Avenue), and 28% would like residential development in the south portion of the Township (South of Leonard Street, scattered north of Lake Michigan Drive and South of Lake Michigan Drive).



Where is the best place for Commercial Development in the Township?

Attendees were shown a map of the Township and asked to put a thumb tack where they think the best place for commercial development should go. If you look at this poster you will see there are only 40 thumbtacks on the board, as opposed to the 120 people that signed in and the 140-160 that appeared to attend. Therefore, we do not believe the results of this poster are an accurate representation of all the residents that attended the open house and even more so are not an accurate representation of all of the residents of the Township

Nonetheless, to work with what results we were given from who participated with the map, it appears 23% would like commercial development to not happen in the Township, 12% would like commercial development to take place in northeast section of the Township on Ironwood Drive, and 65% would like commercial development scattered on Lake Michigan Drive.



Station 3: Likes and Dislikes

Describe what you don't like about Tallmadge

Overall, the attendees appear to have issues with traffic, development, taxes, and road conditions. Below is a list of each comment that was put on a sticky note on the poster board:

- Fast Traffic on "Country Roads" (2)
- There is no one looking after the water issues. Planning for future use
- Crazy Fast traffic on Leonard near Lamont
- Too much developments (3)
- Please 8th Ave and Lake MI Dr has too many accidents, we need a turn signal there!
- Trash/old cars etc. in front of yards or lawns
- All the lumber being sold in residential areas, zoning not enforced
- Commercial Development
- Development influenced by outside source. IE not Tallmadge resident
- Dirt Roads (6)
- Development without adherence to the Master Plan – seems shady
- Traffic speed, high weeds along roads, becoming residential
- Getting built up – stop already (2)
- Not enough housing
- Minimum 2.5 acre requirement per lot
- Rezoning out from underneath us (2)
- High Taxes (Make it livable)
- Losing rural land
- Changing the master plan without a vote
- Lake MI Drive, people drive way too fast
- Lack of Natural Gas, Sutters Road
- Speed on Lake Michigan Drive
- Loud vehicles and extremely high speeds on luce street, excess 100 mph
- Cable Company franchise fee
- Save the farmland! The rural charm is being pushed away
- Motorcycles going 90mph on Leonard
- Not enough police/speed trap presence on 8th ave/ironwood
- Surcharge on our property tax. Do the work your/ourselves
- Too crowded near Ironwood, 8th Ave, Hayes. Not well planned
- Too high property taxes
- No ADUs in single family residential. Our parents are gaining out of living alone
- Prox. to the racetrack, noise
- Taxes for seniors (2)
- Potential development on Ironwood Corr. NO!!
- Too much traffic (3)
- Speed limits too fast on 2nd Ave
- No high speed internet
- LM Drive speed and noise
- Signage on Leonard needs solar LED lighting
- Keep east side higher housing, keep west side rural
- Lack of internet provider choices (3)
- Add some solar slow down + stop signs (2)
- Losing farmland to dev.
- High taxes (2)
- Unkept roads

Describe your favorite things about Tallmadge.

Overall, the attendees appear to enjoy the rural character, spacious lots, location, and the quiet aspect of Tallmadge and would like to keep it that way. Below is a list of each comment that was placed on the poster board, and the number of times it was used:

- Quiet (5)
- Friendly feel
- Rural (12)
- 2.5 acre minimum (5)
- The community is friendly and helpful. Love our small Marne community (2)
- Close to amenities
- I like the rural/agricultural areas. I want more conservation and preservation of open space
- Beautiful area
- Nice safe place to raise a family, close to everything important yet rural enough (2)
- No battery plant
- Large lots, close to everything, mix of agricultural and residential
- It is not GR or Allendale
- We love Mike Eppink!
- Love the people and the small town charm
- The Park
- Growth is good but needs to be appropriate location, business stay on LMD.
- Rural Preserve (2)
- Leave it Rural! I move here for that
- Rural Country but still close to city (4)
- Spacious lots
- Love the Tallmadge Twp park area
- It's the country
- Farm land
- Still a farming community
- Update the search feature in the website to link things better

Station 4: Residential

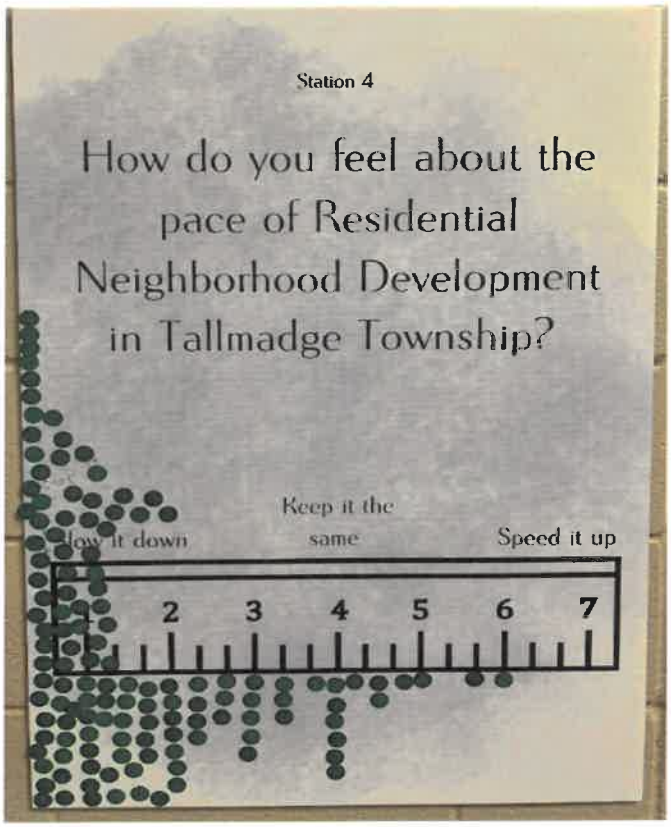
What type of neighborhood layout do you like best?

Attendees were shown a poster with two different neighborhood layout types, one being clustered lots, and one being large lots. We explained the better planning of clustered lots to preserve farmland, many attendees felt that clustered lot sizes were preferable. There were 123 stickers on the board and 68% of respondents preferred clustered lots, and 32% of respondents preferred large lots.



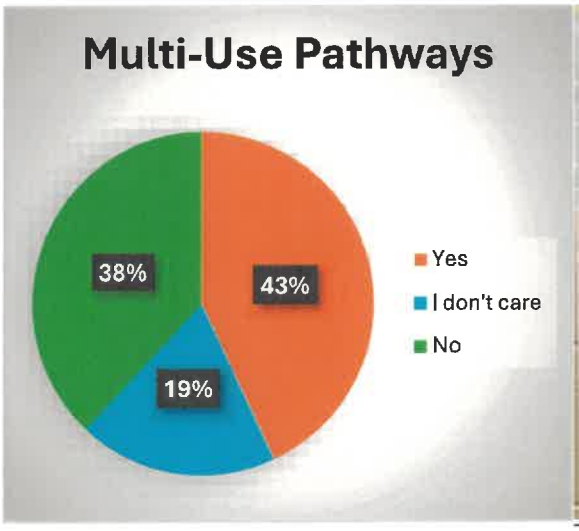
How do you feel about the pace of residential development in Tallmadge Township?

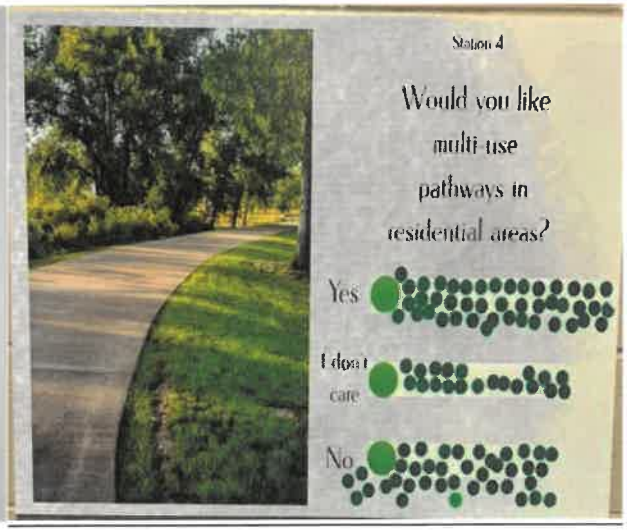
It appears from the results that attendees would prefer for the pace of residential development in Tallmadge to slow down.



Would you like multi-use pathways in residential areas?

Attendees appear to be split on preference of having multi-use pathways in residential areas with a slight preference towards having them over not having them, the pie chart and poster from the open house below shows the results.





How do you feel about using landscape buffers to separate the residential areas from agricultural land?

Attendees appear to prefer having landscape buffers to separate residential areas from agricultural land.



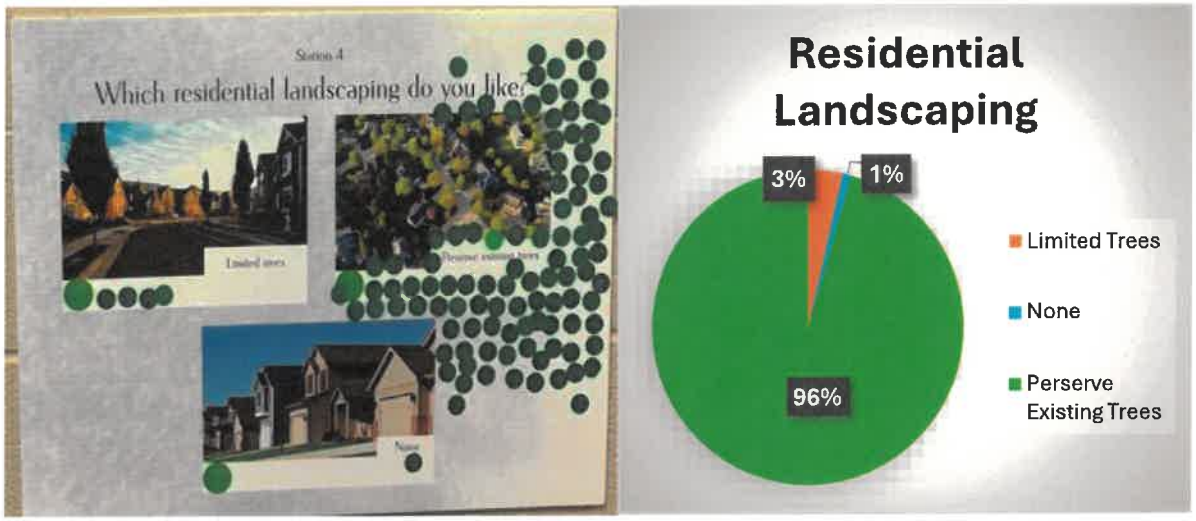
Which neighborhood designs do you like?

Attendees were shown four neighborhood designs to choose from. Of the 117 responses, 80% liked large-lot neighborhoods and only 2% liked cul-de-sacs.



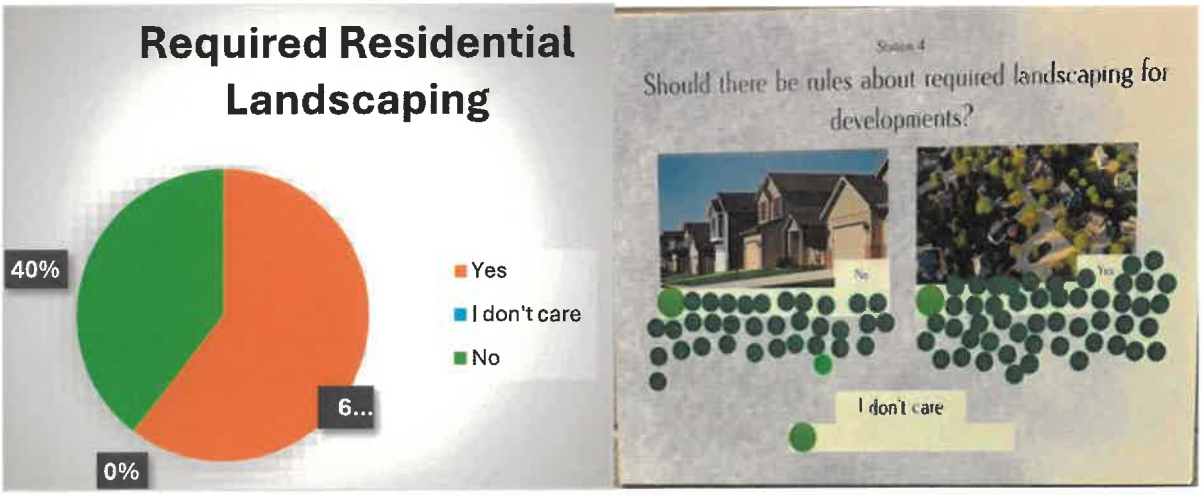
Which residential landscaping do you like?

Attendees were shown three different types of residential landscaping, out of 113 responses, 96% preferred to preserve existing trees.



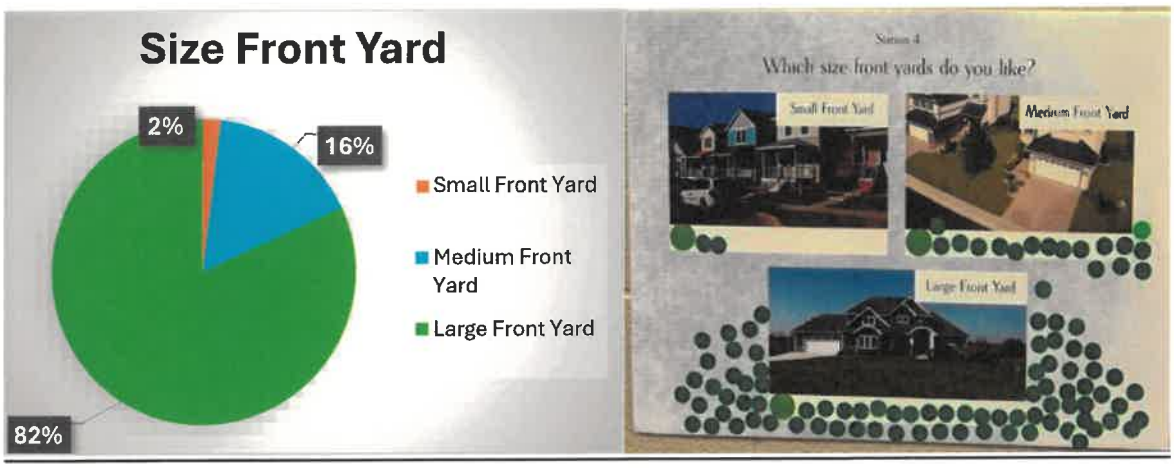
Should there be rules about required landscaping for developments?

Attendees were shown a picture of a residential development with no landscaping and a picture of a residential development with landscaping. The attendees were mixed on if there should be rules that require landscaping in residential developments, but 60% did prefer required landscaping.



Which size front yards do you like?

Attendees were shown three different types of front yards. Of the 105 responses 82% preferred large front yards.



Which residential design do you like?

Attendees were shown four different duplex residential designs. From this, respondents seemed to prefer duplexes that blend in or look like a single-family, traditional style neighborhood.



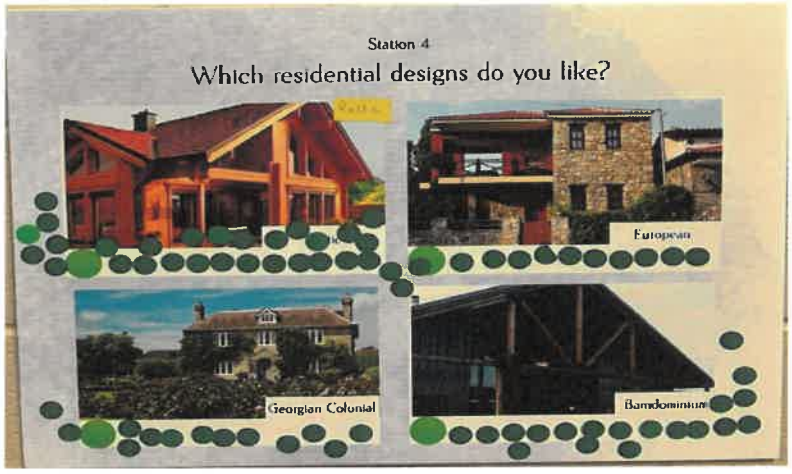
Which residential design do you like?

Attendees were shown four different multifamily residential pictures. The first three were multi-level buildings. The fourth was a one-story, four-unit building. Single-story condos would be a preferred style for multi-family/senior housing.



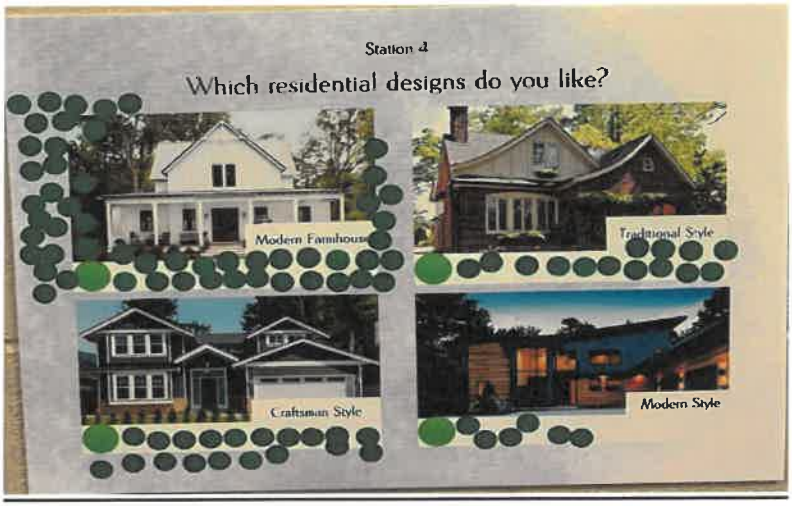
Which residential designs do you like?

Attendees were shown four different residential designs to choose from. There were 73 responses. Forty-one percent preferred a rustic style, with barndominiums coming in second at twenty-six percent. Fifteen percent preferred European and eighteen percent Georgian Colonial. From this, respondents seemed to prefer barndominiums and rustic style façade.



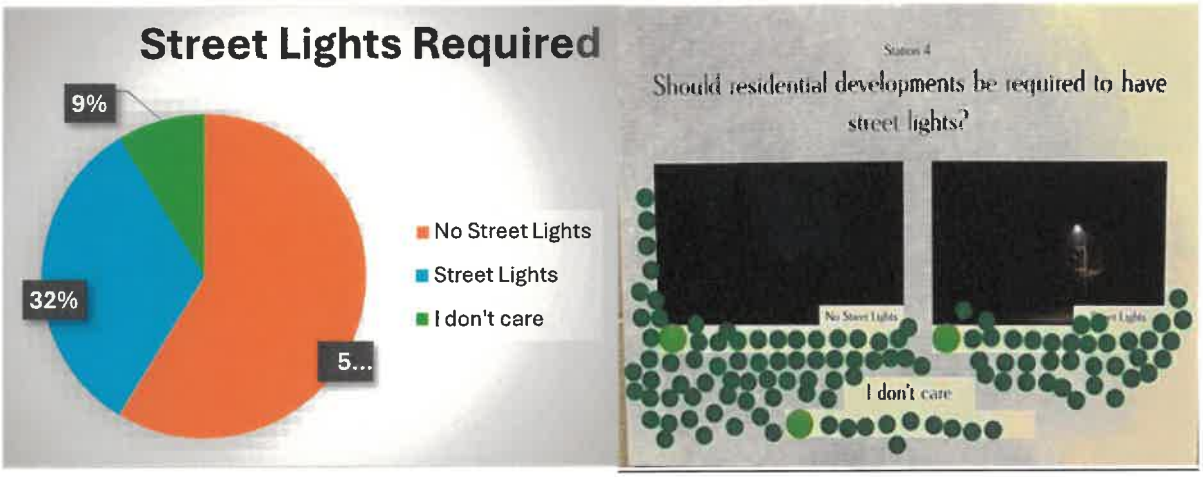
Which residential designs do you like?

Attendees were shown four different residential styles to choose from. There were 93 responses. Fifty-nine percent preferred Modern Farmhouse Style with Craftsman Style coming in second at twenty percent. Fifteen percent preferred Traditional Style, and only six percent preferred Modern Style. From this, respondents seemed to prefer Modern Farmhouse Style.



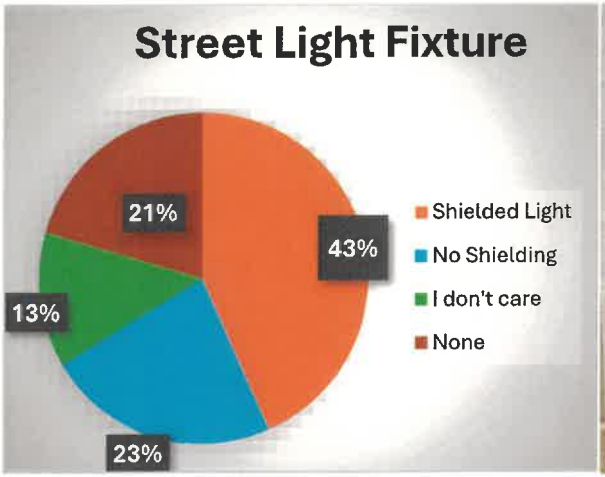
Should residential developments be required to have streetlights?

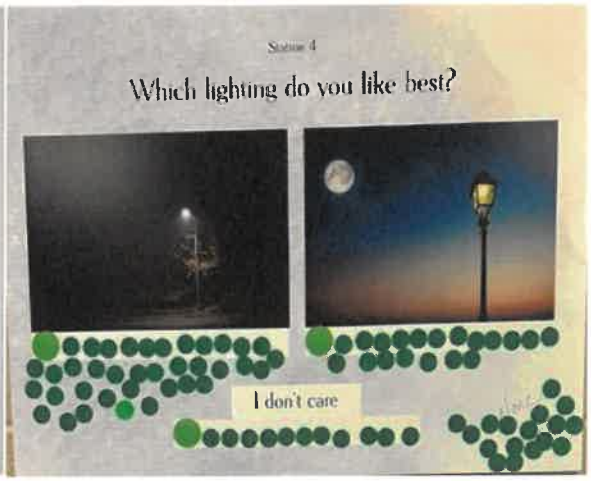
Attendees were shown two pictures, one street with streetlights, one with no streetlights. There were 114 responses. Results suggest that attendees appear to prefer no streetlights.



Which lighting do you like best?

Attendees were shown two different types of light fixtures to choose from. Out of 83 responses, 43% preferred light with shielding. 21% want no lighting, and 23% preferred no shielding. Given the results of the question above, with the majority not wanting street lighting, if the attendees have to have lighting it appears they would prefer shielded lights.

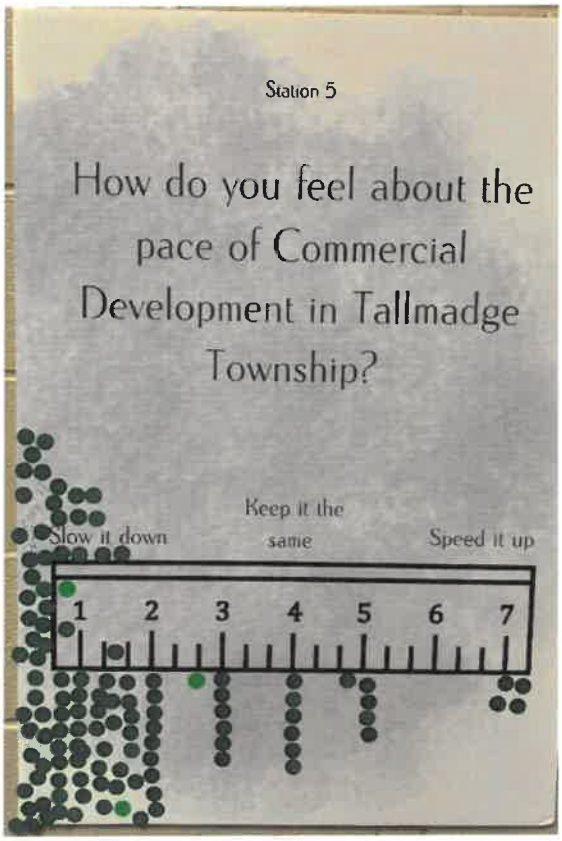




Station 5: Commercial

How do you feel about the pace of Commercial Development in Tallmadge Township?

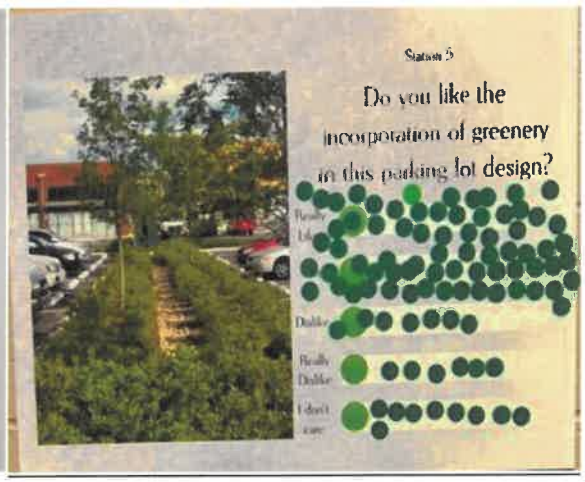
It appears from the results that attendees would prefer for the pace of commercial development in Tallmadge to slow down.



Do you like the incorporation of greenery in this parking lot design?

On this poster attendees were shown a picture of a parking lot with greenery (islands) in a parking lot. Out of 101 responses it appears the attendees favor having greenery in parking lots as 78% really liked or liked greenery in the parking lot. In the pie chart below, we put "Really Like" and "Like" together due to the poster that was used which had stickers crossing one another making it hard to decipher between the two.

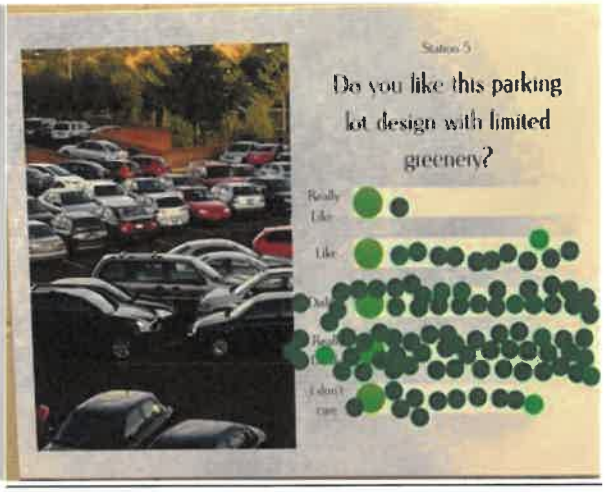




Do you like this parking lot design with limited greenery?

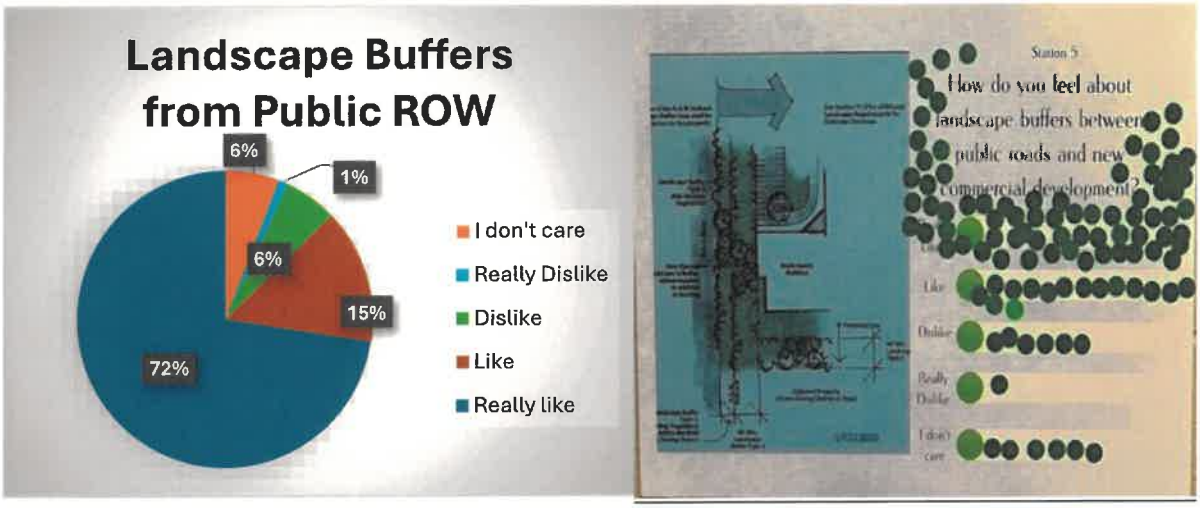
On this poster attendees were shown a picture of a parking lot with little to no greenery. Out of 95 responses it appears attendees prefer having a lot of greenery in parking lots as 76% really disliked or disliked the limited greenery in the parking lot. In the pie chart below, we put "Really Dislike" and "Dislike" together due to the poster that was used had stickers crossing one another making it hard to decipher between the two.





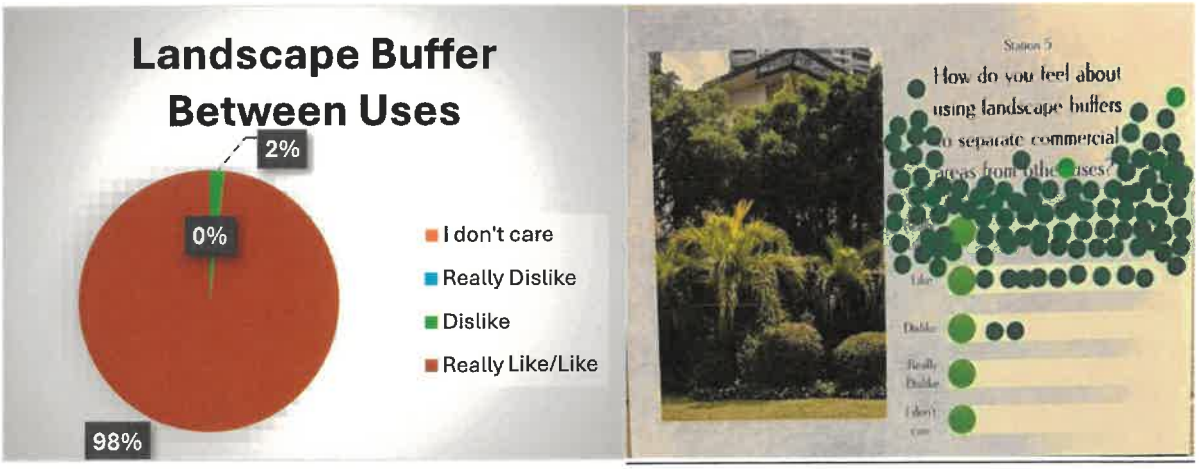
How do you feel about landscape buffers between public roads and new commercial development?

On this poster attendees were shown a picture of a development with lots of landscaping between a public road and the building. From the results it appears attendees favor having a landscape buffer between public roads and new commercial development.



How do you feel about using landscape buffers to separate commercial areas from other uses?

Attendees were shown a picture of landscaping in front of a commercial building providing a buffer from another use. From the results it appears attendees would like landscape buffers between commercial use and another use such as residential. In the pie chart below, we put "Really Like" and "Like" together due to the poster that was used had stickers crossing one another making it hard to decipher between the two.



Do you like mixed commercial and residential uses?

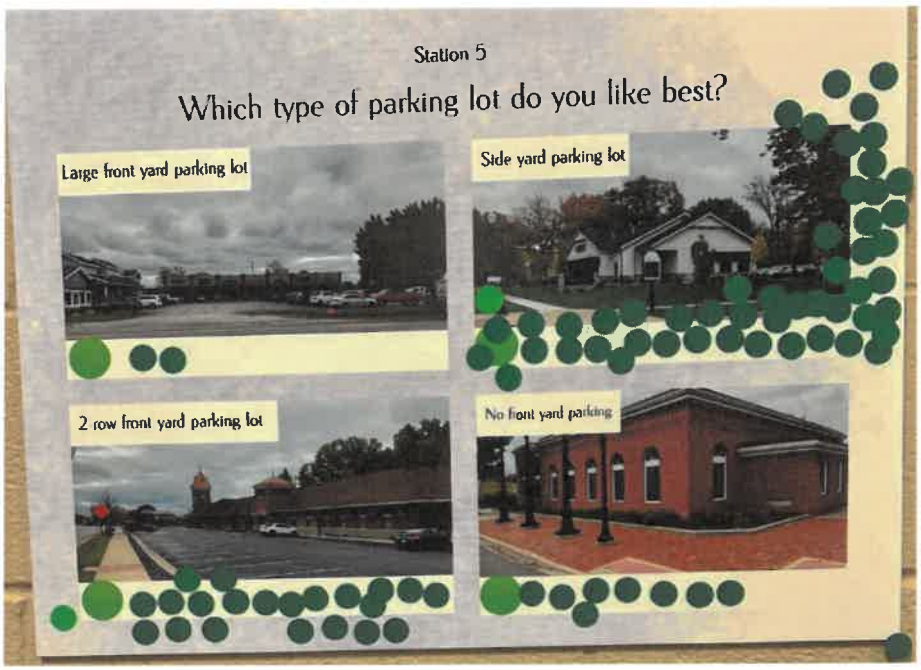
Attendees were shown a multi-use commercial and residential building. From our observations we believe some of the people may have reacted to the design and the look of the building rather than the actual use of the building. Therefore, these results may have been slightly different if it had been a different picture of this same use or if we had shown multiple multi-use buildings. Overall, you will notice the results show the attendees have mixed opinions on the idea of mix-use commercial and residential buildings with the highest percentage of attendees really dislike mixed uses at 36%.



Which type of parking lot do you like best?

Attendees were shown four different pictures of parking lot types. The results indicate the attendees prefer side yard parking lots.

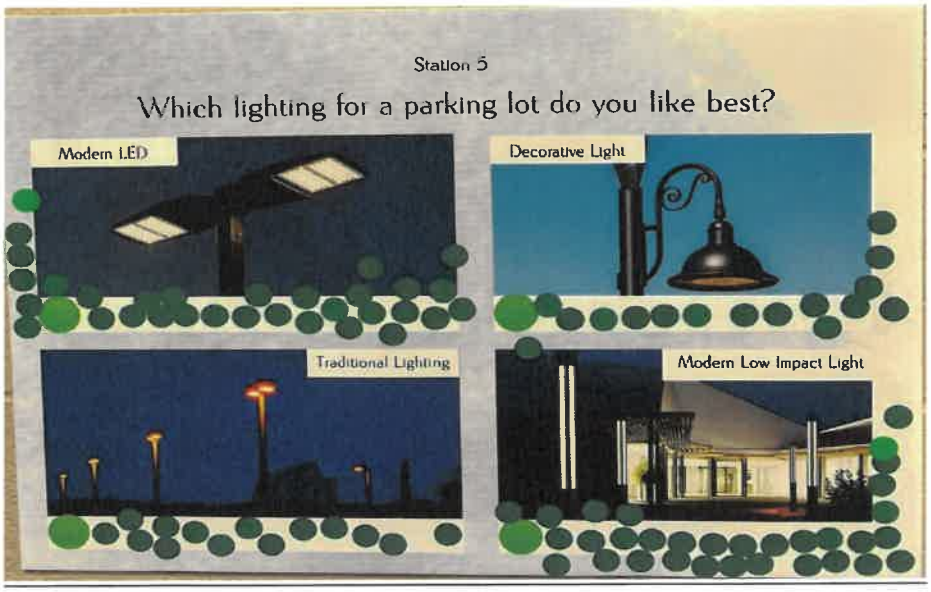
Large front yard parking lot	Side yard parking lot	2-row front yard parking lot	No front yard parking
2%	61%	26%	11%



Which lighting for a parking lot do you like best?

Attendees were shown four different pictures of lighting design types. The results indicate the attendees prefer modern LED and modern low-impact lights both at 34%.

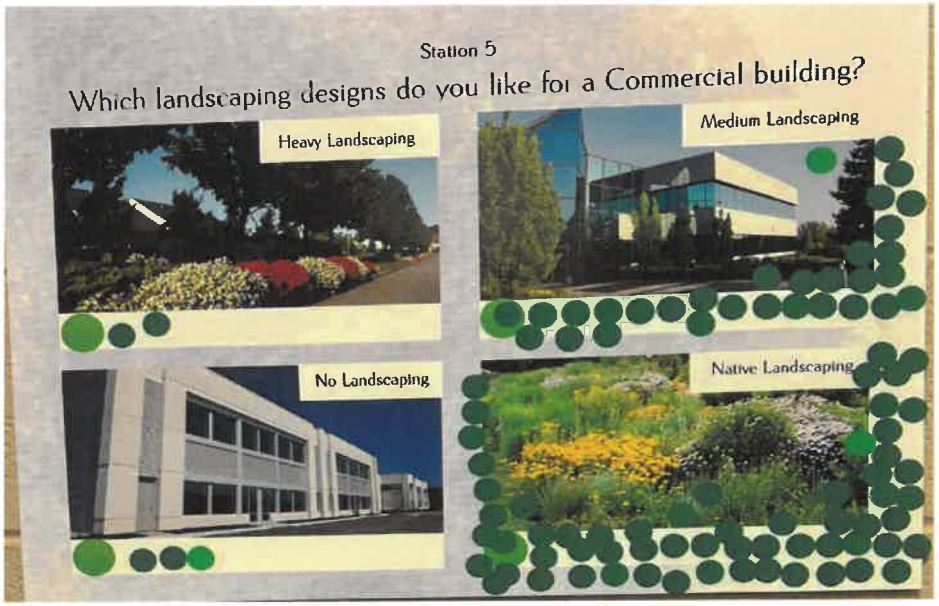
Modern LED	Decorative Light	Traditional Lighting	Modern low-impact light
34%	17%	15%	34%



Which landscaping designs do you like for a commercial building?

Attendees were shown four pictures of different designs of landscaping. The results indicate the attendees prefer native landscaping for commercial buildings.

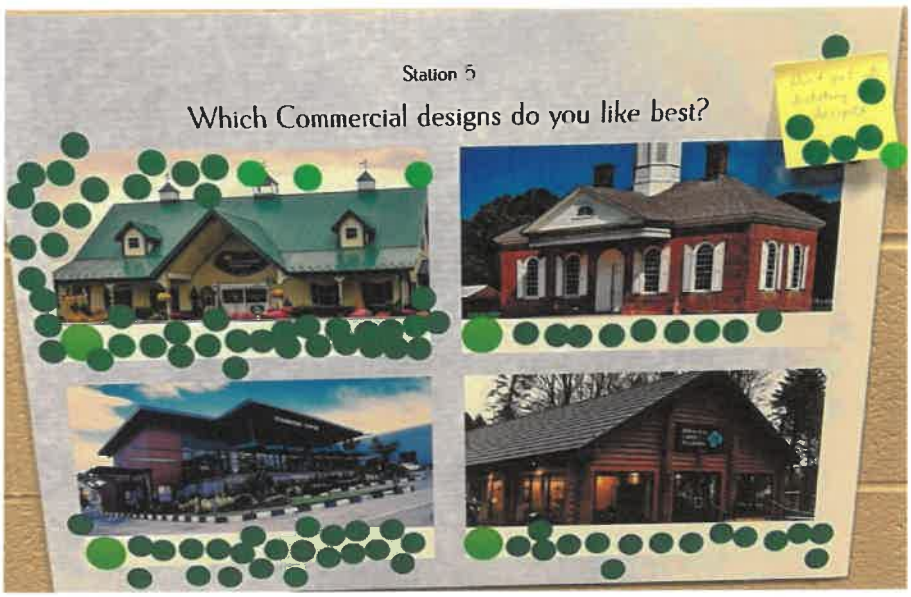
Heavy Landscaping	Medium Landscaping	No Landscaping	Native Landscaping
2%	32%	3%	63%



Which Commercial designs do you like best?

Attendees were shown four pictures of different designs of commercial buildings. Overall, it appears attendees prefer rural barn style and modern style for commercial buildings.

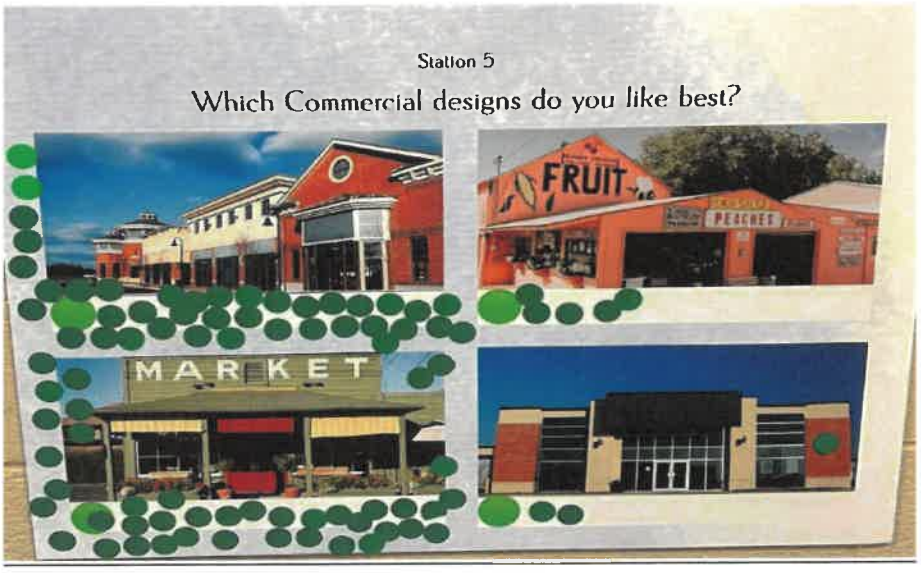
Rural Barn Style	Historical Style	Modern Style	Log Cabin Style	Don't get into Dictating Designs
46%	9%	22%	15%	8%



Which Commercial designs do you like best?

Attendees were shown four pictures of different designs of commercial buildings. Overall, it appears attendees prefer Farmer Market style and ~~Strip Mall style~~ Varying Roof Lines, and Decorative Lighting Style for commercial buildings.

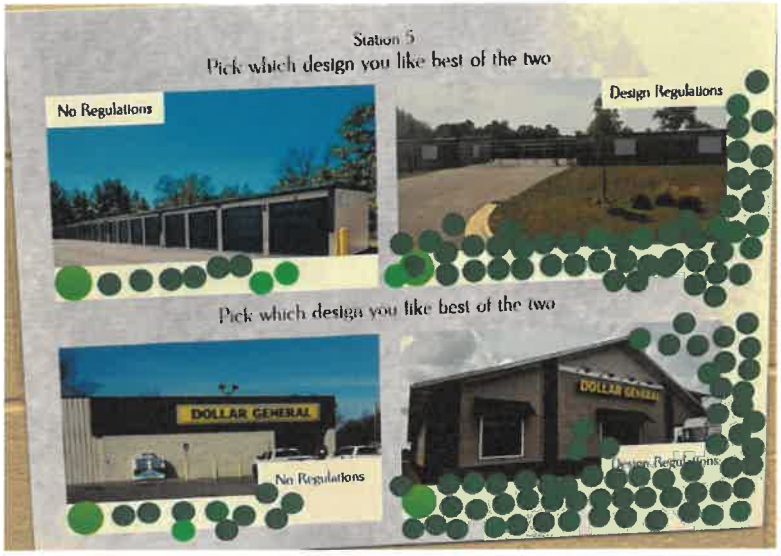
Window and Flat Roof Style	Varying Roof Lines, and Decorative Lighting Style	Farmer Market Style	Bright Rustic Style
2%	45%	47%	6%



Regulations vs. No Regulations for Commercial Building Design

There were two posters that each showed four commercial buildings, two were buildings that had design regulations, two were buildings that did not have design regulations. For the first two pictures 90% of respondents liked the building with design regulations; for the second set of two photos 87% of respondents liked the building with design regulations. The same theme is repeated on the next poster as well. So, while people like regulated designs better, we do not know what they want more of: limited government regulation or regulated buildings. In other words, if people knew the amount of regulation that will be added to have a certain appearance of buildings, they may have voted a different way. Nonetheless attendees appear to like commercial buildings with design regulations.





Station 6: Lake Michigan Drive East of 8th Avenue

At this station there was a poster asking the residents what they would like to see on Lake Michigan Drive East of 8th Avenue. The residents then wrote on a sticky note answering this question and posting it on the Board. Overall attendees appear to not want any more development on Lake Michigan Drive. Additionally, if development must happen attendees would like to see it on a small scale. Below are the residents' responses.

- Nothing (63)
- Local Business only, no outside companies moving into Tallmadge
- New Restaurants, high end (2)
- Nothing we chose to live in the country, not in town
- Less
- KFC (3)
- Cluster Businesses
- Park with flowers and trees (5)
- Less, its horrible and dangerous (2)
- Business
- Walmart
- Farms
- Upscale restaurants
- Community Center: pool, indoor workout area (3)
- East is okay, west no!!!
- Its going to end up commercial in the end, how do we shape it?
- Why can't we leave things alone? Its not all about the $ (2)
- Cannot support more volume
- Retail restaurant (5)
- Library & Public Spaces (4)
- Small business retail on Lake Michigan Drive
- A Trader Joes
- KFC or Burger king but way closer to Standale @ township line

Station 7: River Hill Drive

At this station there was a poster asking the residents what they would like to see on River Hill Drive. The residents then wrote on a sticky note answering this question and posting it on the Board. Overall attendees appear to want to leave River Hill Drive alone. Additionally, attendees would like to see some development but on a small scale of boat ramps, natural areas, cleaned up landscaping, and parks. Below are the residents' responses.

- It feels in decline
- Leave open space, natural areas
- Leave it alone (30)
- Farmers market
- No change (2)
- Upscale restaurant (3)
- Rural preserve 2 ½ acre min

- Apartments
- Something for the grand valley students
- Clean it up, small shops? (5)
- A park would be nice! (6)
- Entertainment options – bowling, archery. Golfing, etc
- Not a chain store (3)
- Nicer shops, clean up landscape (2)
- Leave open (3)
- Park (3)
- Nothing please don't develop every bit of land there is
- Residential & open space
- Let people live there rather than rural remote area
- Leave it be, no housing
- Boat ramp (5)
- Housing
- Fields
- Construction company
- Orchard (2)

Station 8: Wants and Desires

What would you like to see in the Township?

At this station there was a poster with a list of different activities/venues that attendees may like to see in the Township. Then there was a poster next to it giving them the opportunity to formulate their own ideas of other things they want to see in the Township by writing on a sticky note and placing it on the board. Overall attendees appear to want agricultural activities (Farm Markets) and to preserve rural character. Additionally, attendees would like to see more traffic and speed limit control. Below is the list we provided them with and the number of stickers that were by each one:

- U-Pick: 15 green stickers
- Farm Markets: 57 stickers
- Food trucks: 4 stickers
- Restaurants: 12 stickers
- Concert Venue: 1 sticker and a resident put a sticky note on it stating, "Absolutely not!!!" with two people putting stickers on the sticky note
- Events Barns: 4 stickers
- Playgrounds: 15 stickers
- A resident made a sticky note that stated "Nothing" with ten residents putting stickers on the sticky note

Below is a list of what people wrote on sticky notes of what they would like to see in the Township:

- Agriculture (6)
- Open Space (3)
- Cops patrolling Lake MI Dr (10)
- Land preserved for agriculture (5)

- Less catering of GVSU (4)
- Preserving rural atmosphere (5)
- Excessive traffic on Fennessey & Linden, Skirting Lake Michigan Drive & Wilson Intersection (2)
- Turn light 8th & Lake Michigan Drive (10)
- Less of the world revolving around GVSU students (4)
- Agricultural preservation (4)
- Splash pad (4)
- Rural Preserve (14)
- In Swap Land or Park (2)
- No YMCA, rural, pickle ball courts (2)
- Sherriff patrol on Luce
- Library (2)
- Cops enforcing speeds! (2)
- Trader Joes
- Less traffic & lower speed limit on 8th Avenue (3)
- Open undeveloped space
- Less traffic on Leonard Street (2)
- Nothing (3)

What is important to you in the Township?

At this station there was a poster with a list of different aspects of what is important to attendees in the Township. Then there was a poster next to it giving them the opportunity to formulate their own ideas of what is important to them in the Township by writing on a sticky note and placing it on the board. Overall attendees appear to place a high level of importance on internet, conditions of roads, farming operations, law enforcement, and preserving rural character and land. Below is the list we provided them with and the number of stickers that were by each one:

- Shopping: 2 stickers
- Internet: 55 stickers
- Conditions of Roads: 74 stickers
- Farming Operations: 63 stickers
- Recreational Activities and Facilities: 30 stickers

Below is a list of what people wrote on sticky notes of what is important to them in the Township:

- Traffic lights @ 8th Ave and Lake Mi Drive!
- Being a buffer between GR and MSK – Keep it coming
- Preserving Farm Land
- Preserve the land! (8)
- Natural Open Spaces (4)
- Conservation/preservation of open space and natural areas (3)
- Open and Transparent Township. Poor MTGS and minutes online in a timely fashion. Leave open spaces. Don't let walker and/or GVSU bully you into bad decisions. (5)
- A faster access to Jenison and Grandville (3)
- Preserving rural atmosphere (6)
- A place to take yard waste and wood (3)

- Preserve the country feel even when development is necessary (5)
- Farming, preserve the land
- Keep apartments and multi-unit housing from spreading out of GR & Standale (5)
- Speed limit enforcement on Lake Mich Dr. (3)
- Less Sub-divisions (5)
- Need another industrial park (jobs!) No new Ind Park and Tallmadge land park 30+ years ago
- Paved Roads and speed restrictions (2)
- Farm land, Rural Preserve (3)
- Preserve farmland (6)
- Smaller lots on east side, limit developments on west end
- Slow down traffic on Luce between Kenowa and linden, more patrols
- This is a farming community! Stop trying to change it! (2)
- Farmland Preservation (6)
- Keeping it beautiful by enforcing zoning!!!
- Not being forced to be on city water and sewer (4) etc.
- What about farms? (4)
- Traffic enforcement
- No more commercial on Lake Michigan Drive (2)
- Keep it rural (6)
- Police speed on M45, 8th 24th, Johnson (5)
- Quiet country
- Senior Citizen programming/services (3)
- More affordable housing
- No more commercial! Stop the development on Ironwood (2)
- Speed checks, enforce the speed limit (4)
- Rural (7)
- Developing is happening too fast
- Better traffic control (2)
- ADVs
- Senior Services
- Preserve the land that is open- stop developing (2)
- Turn signal @ Lake Michigan Drive, too many accidents (4)

Station 9: What Would You Do?

Next Steps and what would you do if you were in charge of the Township for one day?

At this station attendees got to review a poster on next steps the Township will take with the creation of the updated master plan and how their voice will be heard. They were asked to write on a postcard what they would do if they were in charge of the Township for one day. Overall, there were eighteen postcards. Below is a list of what people wrote on the post cards of what they would do:

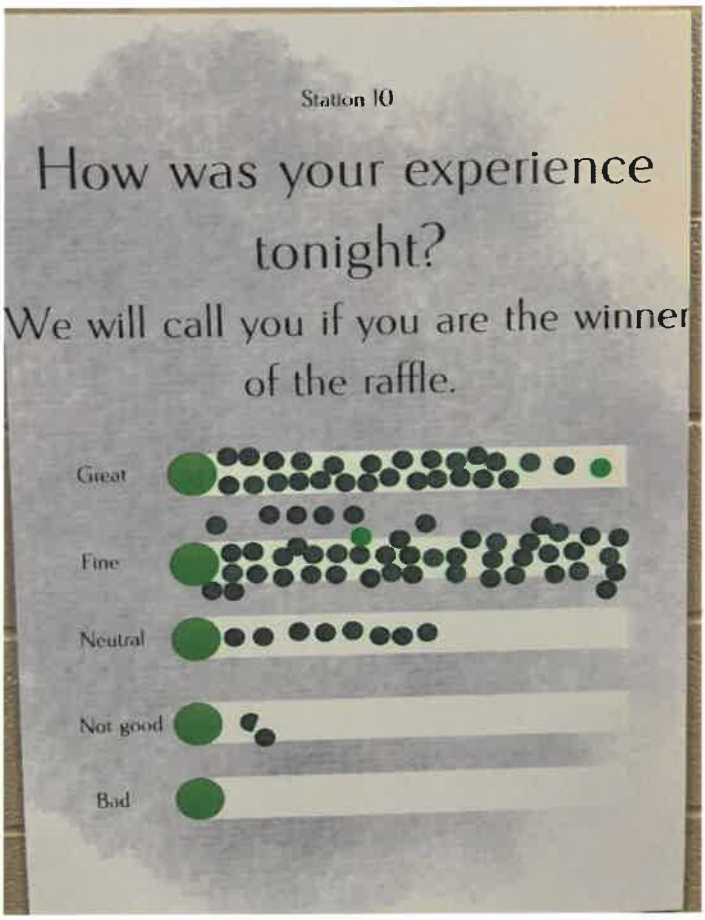
- Add splash pad for families similar to George TWSP

- Buy the property where the house was torn down that burned and the land behind it and expand the park and new entrance with that property
- Consider a full-time fire department
- I'd hire a planner that lives in our township & actually care about what goes on here
- I would ensure all MTGS and meaningful decisions were easy to find online so that everyone can see and hear what is happening
- I would eliminate property taxes for seniors! (4)
- Reverse development, make a park
- Change the driveway design for this back to what it was, very inconvenient now (2)
- Pave Johnson from 8th to 16th
- Pre-designate green space areas that would never be develop. There are so many naturally beautiful areas that should be permanently left wild & undeveloped; for future generations to know what real nature used to be!
- Stop Commercial Development (8)
- Make Luce and 8th Avenue safer for walkers, runners and bicyclists
- Nothing
- Improve cooperative communication with county road commission with resident input
- I would see if the township park could be expanded, if not a turn signal at 8th & Lake Mi Drive (2)
- Eliminate the ironwood corridor development
- I would ensure that the open country feel of the township would stay in tact even with ongoing and new residential and commercial development (2)
- Please Please Preserve rural atmosphere. Lake MI Drive is where the Commercial Development should stay. You're changing too quickly (2)

Station 10: Open-House Experience

How was your experience tonight?

At this station attendees got to use a sticker to mark on a poster how their experience at the open house was.



Tallmadge Township, Michigan

Census Report

Tallmadge Township

2025

Fresh Coast Planning

Summary

The following demographic data was gathered from the U.S. Census Bureau. The data presented in this report was gathered from Decennial Censuses (Census) and the American Community Survey (ACS). As described by the U.S. Census Bureau "*The American Community Survey (ACS) is an ongoing survey that provides vital information on a yearly basis about our nation and its people.*" If you have any questions about the Census or ACS, please let us know.

Based on our review of the data provided below, Tallmadge Charter Township appears to be doing well regarding many of the demographic metrics provided, such as population retention, education, and employment. However, two items we'd like to bring to your attention are: aging population and housing growth.

Aging Population: An aging population is an item of concern, as Tallmadge Charter Township has a higher median age when compared to the neighboring communities and Ottawa County as a whole, with the average age increasing every census. An aging population may increase demand for healthcare and senior services, while also reducing the tax base and workforce available in the community.

As existing residents age in place, these homes remain unavailable for new residents. In conjunction with reduced housing construction; housing availability and affordability may suffer in Tallmadge Township leading to a gap in younger families in the community to support schools, commercial businesses, and public infrastructure.

Housing Growth: In addition to aging in place, according to ACS data from 2023, the Census Bureau estimates that only 59 homes have been constructed in the three years since 2020. This averages 20 homes a year, compared to an average of 51 homes and 26 rental units per year from 2010-2020. The lack of available housing may have a compounding effect in regard the median resident age. We'll explore housing data and it's potential impacts more in an accompanying housing assessment.

Data

The following data was used to prepare the information provided in this report.

Population Growth 2000-2020

Township or Village	2000	Δ%	Δ#	2010	Δ%	Δ#	2020
Ottawa County	238,314	10.6%	25,487	263,801	12%	32,399	296,200
Tallmadge Township	6,881	10%	694	7,575	16.2%	1,227	8,802
Wright Township	3,286	-4.2%	-139	3,147	1.4%	43	3,190
Polkton Township	2,335	3.8%	88	2,423	5.9%	142	2,565
Allendale Township	13,042	59%	7,666	20,708	28.4%	5,874	26,582
Georgetown Township	41,658	12.8%	5,327	46,985	15.1%	7,106	54,091
Kent County	554,335	8.7%	48,287	602,622	9.2%	55,352	657,974
City of Walker	21,842	7.8%	1,695	23,537	6.8%	1,595	25,132

Tallmadge Township Age Distribution and Median Age

Year	Under 5	5-19	20-24	25-34	35-44	45-54	55-59	60-64	65-74	75-84	85+	Median Age
2000	481	1,770	364	714	1,249	1,078	343	250	383	200	49	35.9
2010	376	1,697	376	976	908	1,456	540	203	540	406	16	38.1
2020	1,403	566	595	1,300	740	1,036	848	436	816	488	105	39

Median and Mean Household Income & Poverty

Township or Village	**Median Household Income ($)**	**Mean Household Income ($)**	**Population in Poverty**
Ottawa County	$72,418	$91,035	7.9%
Tallmadge Township	$76,964	$97,147	3.4%
Wright Township	$76,708	$91,531	6.1%
Polkton Township	$87,250	$96,975	2.5%
Allendale Township	$68,171	$74,494	24.1%
Georgetown Township	$80,935	$96,256	6.7%
Kent County	$65,722	$87,911	11.1%
City of Walker	$73,894	$91,668	6.1%

Tallmadge Township Affordable Housing Costs (Including Utilities)

Affordable Housing = 30% or less of Household Income

	Annual Income	Affordable Annual Housing Budget	Affordable Monthly Housing Budget	Affordable Home Price
Median Household Income	$76,964	$23,089	$1,924	$217,877
Mean Household Income	$97,147	$27,310	$2,429	$277,451

Assumptions included in Affordable Home Price:

$200 Monthly Utility Cost
No Down Payment
7% Interest Rate
1.2% Property Taxes
$950/annual home insurance costs

2023 Housing Value Comparison	**Tallmadge Township**	Ottawa County	Wright Township	Polkton Township	Allendale Township	City of Walker
Less than $50,000	4.2%	6.0%	.6%	3.7%	2.7%	4.3%
$50,000 to $99,999	.9%	1.2%	3.6%	.4%	2.5%	1.7%
$100,000 to $149,999	8.9%	2.6%	5.3%	.8%	4%	5.3%
$150,000 to $199,999	23.4%	6.2%	14.4%	9.1%	8.1%	8.4%
$200,000 to $299,999	38.1%	26.6%	44.5%	26.8%	38.8%	44.6%
$300,000 to $499,999	22.9%	40.7%	25.7%	37.4%	37.3%	32.9%
$500,000 to $999,999	1.4%	15.1%	5.2%	20.0%	6.4%	2.3%
$1,000,000 or more	.3%	1.6%	.7%	1.8%	.2%	.5%
Median Value (dollars)	$226,100	$328,400	$263,400	$338,000	$287,600	$266,400

Demographics	**Tallmadge Township**	Ottawa County	Wright Township	Polkton Township	Allendale Township	City of Walker
Population	8,802	296,200	3,190	2,565	26,582	25,201
Pop. Density/ Square Mile	277.5	538.4	88.5	63.1	853.9	1,022.6
Median Age	39	36.9	35	38.2	21.8	36.3
High School Graduate or Higher	92.2%	94.1%	94.8%	95.7%	97.5%	96.2%
Bachelors or Higher	33.3%	39.9%	18.5%	25.6%	40.5%	36.5%
Civilian Percent Employed	68.4%	67.6%	67.8%	52.2%	71%	70%
Mean Travel Time to Work (Min)	23.2	20.4	21.3	23.8	21.3	19.1

TALLMADGE TOWNSHIP HOUSEHOLDS	Total	Married-Couple Family Household	Male Householder, No Spouse present	Female Householder, No Spouse Present	Nonfamily Household
Total households	3266	2239	187	215	625
Average household size	2.71	3.11	2.91	2.87	1.16
FAMILIES					
Total families	2641	2239	187	215	(X)
Average family size	3.01	3.11	2.63	2.39	(X)
Households with own children of the householder under 18 years					
Under 6 years only	16.3%	16.1%	0.0%	24.1%	(X)
Under 6 years and 6 to 17 years	34.8%	35.4%	0.0%	44.3%	(X)
6 to 17 years only	48.9%	48.4%	100.0%	31.6%	(X)
SELECTED HOUSEHOLDS BY TYPE					
Households with one or more people under 18	26.9%	31.4%	52.9%	36.7%	0.0%
Households with one or more people 60+	39.8%	40.1%	0.0%	37.2%	51.7%
Households with one or more people 65	33.4%	(X)	(X)	(X)	37.0%
Householder living alone	16.0%	(X)	(X)	(X)	83.4%
65 years and over	6.6%	(X)	(X)	(X)	34.6%
UNITS IN STRUCTURE					
1-unit structures	81.2%	91.1%	59.4%	57.7%	60.5%
2-or-more-unit structures	11.9%	7.7%	17.1%	0.0%	29.4%
Mobile homes and all other types	6.9%	1.2%	23.5%	42.3%	10.1%
HOUSING TENURE					
Owner-occupied housing units	83.0%	87.5%	82.9%	81.9%	67.4%
Renter-occupied housing units	17.0%	12.5%	17.1%	18.1%	32.6%

Year Structure Built	Owner Occupied Households	Renter Occupied Households
Total	2,712	554
2020 or later	59	0
2010 to 2019	507	256
2000 to 2009	251	230
1980 to 1999	613	68
1960 to 1979	710	0
1940 to 1959	470	0
1939 or earlier	102	0

Number of Bedrooms in Household	Owner Occupied Households	Renter Occupied Households
Total	2,712	554
No bedroom	0	15
1 bedroom	1,55	119
2 or 3 bedrooms	1,995	242
4+ bedrooms	1,116	220

Vacant Housing	Number
Total:	202
For rent	0
Rented, not occupied	0
For sale only	42
Sold, not occupied	60
For seasonal, recreational, or occasional use	100
Other Vacant	0

References

U.S. Census Bureau. "Tallmadge Charter Township". 2025. https://data.census.gov/all?q=Tallmadge+charter+township,+Ottawa+County,+Michigan

Tallmadge Charter Township, MI

Housing Assessment

Fresh Coast Planning
10-23-2025

To draft this Assessment, we utilized the demographic data within this Appendix as well as the attached housing reports from Zillow and Redfin.com.

Between 2010 and 2020 the average growth rate for the area surrounding and including Tallmadge Township was 11.87%. If this growth rate is sustained it is projected that between 2020 and 2030 the population of Tallmadge Charter Township will grow to approximately 9,847 people, or 1,045 new people to the Township.

In determining the number of new housing units that will be necessary to accommodate these individuals, the average household size, occupancy/vacancy rate, and total households were considered. Based on the data collected from the 2020 United States Census, the average household size in Tallmadge Charter Township is approximately 2.71 persons. Total housing units in Tallmadge Charter Township in 2020 was 3,266. In regard to occupied housing and vacant housing approximately 94% of housing is occupied (3,064 units) and 6% is vacant (202 units). Further, approximately 49% (100 units) of vacant housing in Tallmadge Charter Township is used for seasonal, recreational, or occasional use.

On the assumption that Tallmadge Charter Township will continue to attract individuals interested in building seasonal housing, we estimate that approximately 6% of new housing may be considered vacant. Therefore, when determining the number of new homes that are needed to be constructed to sustain the projected population growth the Township should account for the expected seasonal use of some new homes.

- Housing needed for projected new year-round residents is 386 houses (1,045 new persons/2.71 persons per household)
- Housing needed for projected new year-round and seasonal residents is 411 houses (386 houses for full-time residents equaling 94% of all new houses constructed or 386/0.94)

The average home value in the Township is currently $410,750 according to a Zillow report (Zillowhttps://www.zillow.com/homevalues/395510/tallmadgemi/?msockid=015d8053365b64422c69966c373a65c3). The mean sale price average in the Township from three reports of zip codes in the township from Redfin.com is $411,833, https://www.redfin.com/zipcode/49435/housing-market, https://www.redfin.com/zipcode/49534/housing-market, and https://www.redfin.com/zipcode/49404/housing-market. According to the 2020 United States Census, the mean annual household income is $97,147, with an affordable home price of $277,451, which is $134,382 less than the mean sale price in the township. The cost of homes in Tallmadge Township is significantly higher than what residents' income can support under standard affordability measures which indicates a housing affordability issue in the Township.

In regard to housing affordability, the Township is also faced with limited public water or sewer facilities. In response to this limitation, the Township has master planned for certain areas in the township that already have public water and sewer facilities or that may have it in the next 20 years to be used for medium and high-density residential areas.

While the Township maintains reasonable setbacks, minimum dwelling area requirements, and other dimensional provisions that impact housing costs, the value of land as a result of neighboring communities' cost of living has created a base cost for a new home that is otherwise uncontrolled by the Township. Based on this, the Township will need to examine its own regulations and others means to accommodate more affordable housing, which could include the elimination of a minimum dwelling area, reduction in setbacks, and promoting more multi-family housing, for instance.

Housing Market Reports

Tallmadge, MI Housing Market

$410,925

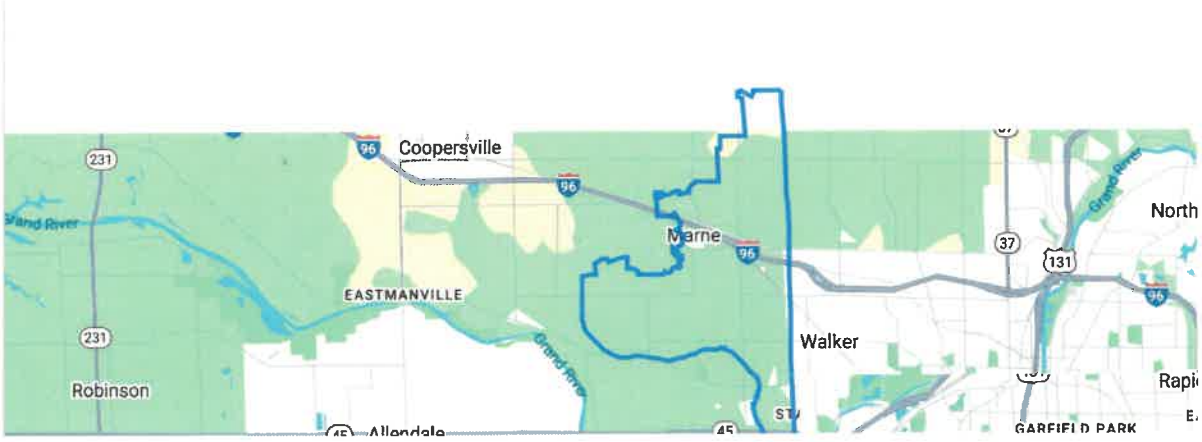
↑ 5.7% 1-yr

The average Tallmadge, MI home value is $410,925, up 5.7% over the past year.

What is the Zillow Home Values Index?

Zillow Home Value Index (ZHVI), built from the ground up by measuring monthly changes in property level Zestimates, captures both the level and home values across a wide variety of geographies and housing types.

Learn more about the Zillow Home Value Index





Tallmadge Key Takeaways

Typical Home Values: $410,925

1-year Value Change: +5.7%

(Data through August 31, 2025)

Tallmadge Housing Market Overview

-- 1-year Market Forecast

9 For sale inventory (August 31, 2025)

6 New listings (August 31, 2025)

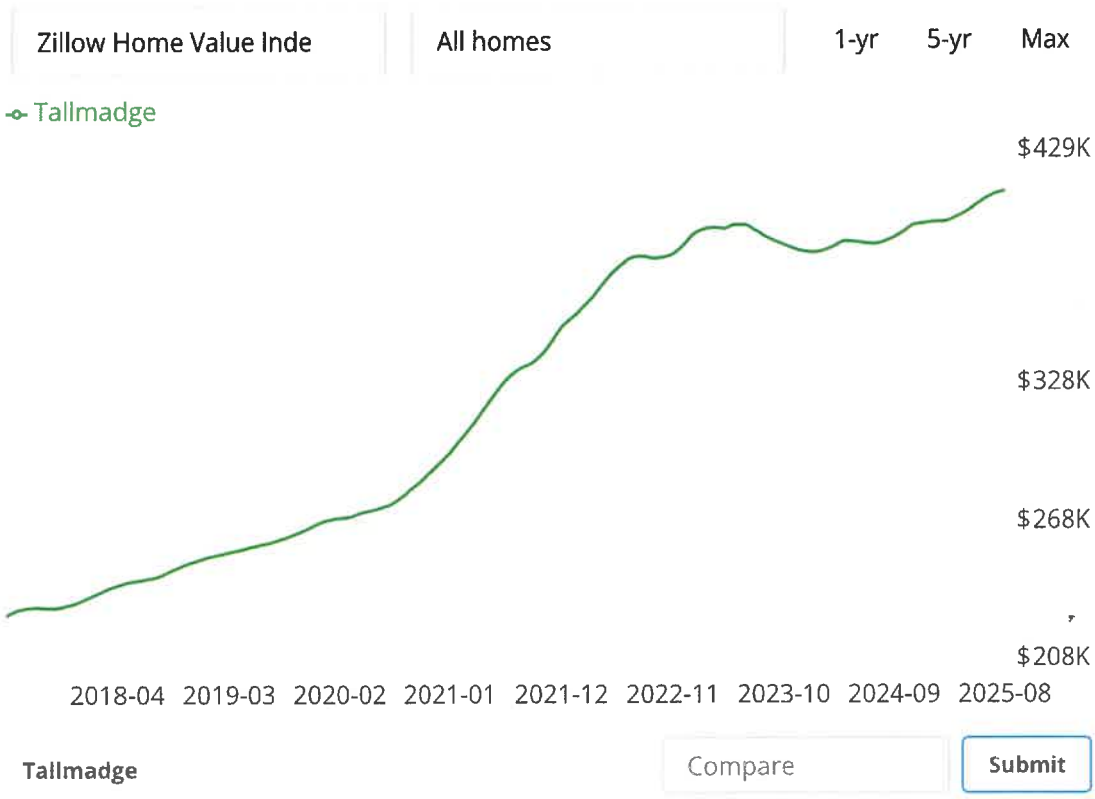
-- Median sale to list ratio

-- Median sale price (July 31, 2025)

-- Median list price (August 31, 2025)

-- Percent of sales over list price

-- Percent of sales under list price



-- Median days to pending

(Metric availability is based on market coverage and data)

How does this data help me? Zillow's metrics provide valuable market data by tracking market changes in different locations and housing types.

Neighborhoods in Tallmadge

Name	Median ZHVI	Name	Median ZHVI	Name	Median ZHVI
Westside Connection	$321,751	Black Hills	$204,675	Roosevelt Park	$194,269
Cherry Run	$392,713	West Grand	$245,661	Heartside	$385,123
John Ball Park	$286,733	Southwest	$231,650	Belknap Lookout	$268,934

Move forward with a local partner

Zillow is more than a place to browse homes. It's a place to connect with a local agent, explore financing solutions, schedule home tours, understand your buying and selling power, and more.

Talk to a local agent

Get pre-qualified for a loan

At Zillow Home Loans, we can pre-qualify you in as little as 5 minutes with no impact on your credit score.

Start Now

An equal housing lender. NMLS #10287.

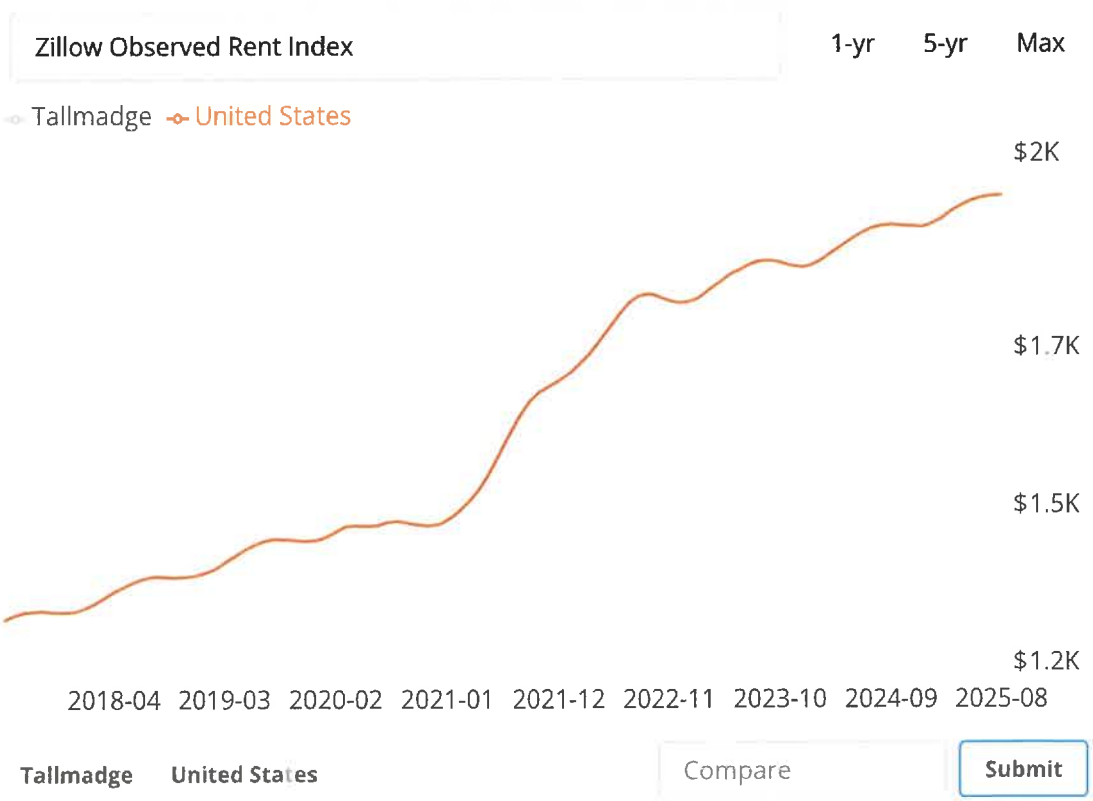
Tallmadge Rental Market Trends

-- Average rent in Tallmadge

$2,007 National average rent (August 31, 2025)

-- Month-over-month change

-- Year-over-year change



How does this data

help me?
The Zillow Observed Rent Index (ZORI) measures changes in asking rents over time, controlling for changes in the quality of the available rental inventory.

Tallmadge For Rent Listings



$3,550
3 bd | **3** ba | **2,800** sqft
3760 Jason Ridge Ln #3760



$2,348
3 bd | **3** ba | **1,965** sqft
11295 Sessions Dr



$3,000
4 bd | **2** ba | **1,861** sqft
(undisclosed Address)

View Tallmadge for rent listings

More on Zillow Research

Real Estate

Rentals

Mortgage Rates

Browse Homes

About Zestimates Research Careers Careers - U.S. Privacy Notice Careers - Mexico Privacy Notice Help Advertise
Fair Housing Guide Advocacy Terms of use Privacy Notice Ad Choices Cookie Preference Learn AI Mobile Apps
Trulia StreetEasy HotPads Out East ShowingTime+

Do Not Sell or Share My Personal Information→

Zillow Group is committed to ensuring digital accessibility for individuals with disabilities. We are continuously working to improve the accessibility of our web experience for everyone, and we welcome feedback and accommodation requests. If you wish to report an issue or seek an accommodation, please let us know.

Zillow, Inc. holds real estate brokerage licenses in multiple states. Zillow (Canada), Inc. holds real estate brokerage licenses in multiple provinces. This site is not authorized by the New York State Department of Financial Services. No mortgage solicitation activity or loan applications for properties located in the state of New York can be facilitated through this site. All mortgage lending products and information provided by Zillow Home Loans, LLC, NMLS #10287. NMLS Consumer Access
§ 442-H New York Standard Operating Procedures
§ New York Fair Housing Notice
TREC: Information about brokerage services, Consumer protection notice
California DRE #1522444

Contact Zillow, Inc. Brokerage

For listings in Canada, the trademarks REALTOR®, REALTORS®, and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Download on the App Store
GET IT ON Google Play

Zillow Follow us:

© 2006-2025 Zillow



49404, MI Housing Market

Homes for sale

The 49404 housing market is very competitive. The median sale price of a home in 49404 was $364K last month, up 8.6% since last year. The median sale price per square foot in 49404 is $197, down 0.75% since last year.

49404 Housing Market Trends

What is the housing market like in 49404 today?

In August 2025, 49404 home prices were up 8.6% compared to last year, selling for a median price of $364K. On average, homes in 49404 sell after 8 days on the market compared to 7 days last year. There were 20 homes sold in August this year, up from 19 last year.

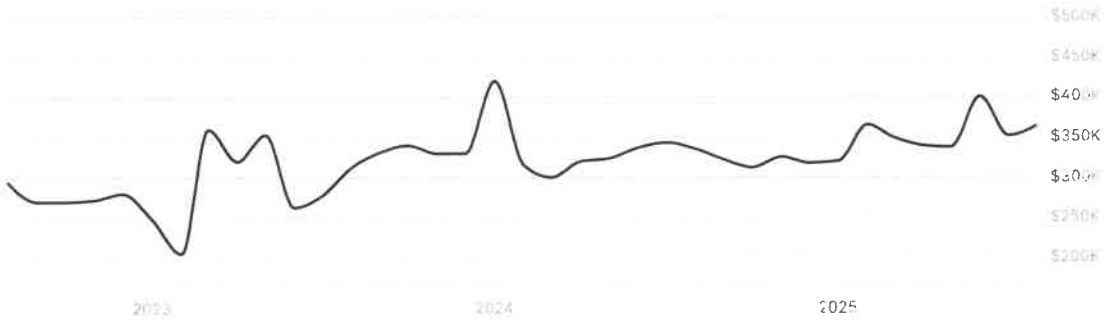
Median Sale Price ▾ | All Home Types ▾

Median Sale Price (All Home Types)

$363,750

+8.6% YoY | Aug 2025

1y **3y** 5y



Based on Redfin calculations of home data from MLS and/or public records.

Location	Data Aug 2025	Growth % YoY
49404, MI	**$363,750**	+8.6%
United States		

Add Location | Compare

To compare other locations to the 49404 and U.S. housing market, enter a city, neighborhood, state, or zip code into the search bar. Learn which home features in Michigan add value to a home.

How much is your home worth? Track your home's value and compare it to nearby sales.

See my estimate

Work with the best agents in 49404

Redfin agents are among the most experienced in the industry, so we know how to help you win in today's market.

49404



How hot is the 49404 housing market?

49404 is very competitive. Homes sell in 10 days.

85

Very Competitive
Redfin Compete Score™

Many homes get multiple offers, some with waived contingencies.

The average homes sell for around list price and go pending in around **10 days**.

Hot homes can sell for about **4%** above list price and go pending in around **3 days**.

Compare With Nearby Zip codes

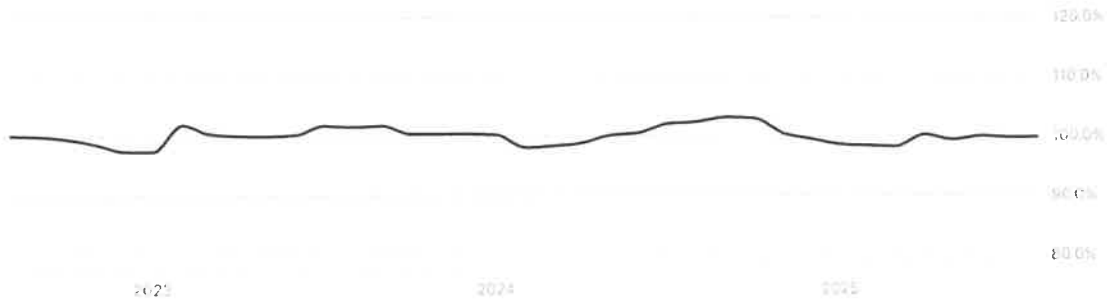
Sale-to-List Price | All Home Types

Sale-to-List Price (All Home Types)

99.7%

-2.8 pt YoY | Aug 2025

1y **3y** 5y



Based on Redfin calculations of home data from MLS and/or public records.

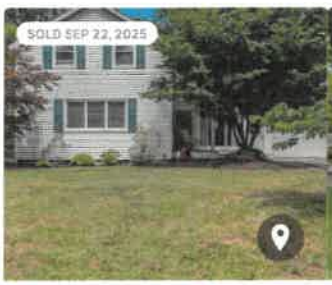
Location	Data Aug 2025	Growth % YoY
49404, MI	**99.7%**	-2.8 pt

United States

Add Location

Compare

Recently sold homes



$400,000 Last Sold Price

4 beds 2.5 baths 1,960 sq ft

4503 Leonard St, Coopersville, MI 494(

List Price	$384,876
Sale to List	4% over list
Days on Market	39 days



$465,000 Last Sold Price

3 beds 2.5 baths 2,264 sq ft

7075 Leonard St, Coopersville, MI 494(

List Price	$464,700
Sale to List	0% over list
Days on Market	31 days



$259,900 Last Sold Price

4 beds 2 baths 2,376 sq ft

50 Main St, Coopersville, MI 49404

List Price	$259,900
Sale to List	0% over list
Days on Market	199 days



$325,000 Las

4 beds 2 baths

325 Watson St, Coc

List Price	
Sale to List	
Days on Marke	

Schools in 49404

Learn about schools in the 49404 area

GreatSchools Rating

Elementary Middle High

5/10

Coopersville South Elementary School
Public • 3-5

509 Students

2 reviews

NR

Coopersville West Early Childhood Center
Public • PreK-K

197 Students

1 reviews

NR

Coopersville East Elementary
Public • 1-2

322 Students

N/A

School data provided by GreatSchools. School service boundaries are intended to be used as reference only. To verify enrollment eligibility for a property, contact the school directly.

Climate's impact on 49404 housing

Learn about natural hazards and environmental risks, such as floods, fires, wind, and heat that could impact homes in 49404.

Flood Factor - Major
17% of properties are at risk of severe flooding over the next 30 years

Fire Factor - Moderate
1% of properties are at risk of wildfire over the next 30 years

Wind Factor - Minor
97% of properties are at minor risk of a severe wind event over the next 30 years

Heat Factor - Minor
98% of properties are at minor risk of heat over the next 30 years

Provided by First Street Foundation

More real estate resources for 49404

City Housing Markets

- Spring Lake Housing Ma...
- Byron Center Housing M...
- Douglas Housing Market
- Rockford Housing Market
- Holland Housing Market
- Saugatuck Housing Mark...

Show more

County Housing Markets

- Ottawa County Housing ...
- Kent County Housing Ma...
- Muskegon County Housi...

Nearby Zip Code Housing Markets

- 49424 Housing Market
- 49426 Housing Market
- 49464 Housing Market
- 49503 Housing Market
- 49504 Housing Market
- 49505 Housing Market

Show more

City Listings

- Spring Lake Real Estate
- Byron Center Real Estate
- Douglas Real Estate
- Rockford Real Estate
- Holland Real Estate
- Saugatuck Real Estate

Show more

County Listings

- Ottawa County Real Esta...
- Kent County Real Estate
- Muskegon County Real E...

Nearby Zip Code Listings

- 49424 Real Estate
- 49426 Real Estate
- 49464 Real Estate
- 49503 Real Estate
- 49504 Real Estate
- 49505 Real Estate

Show more

Rentals

- **Apartments for Rent** in ...
- **Houses for Rent** in 49404

Get referrals

Careers

Find homes faster

Download on the App Store

GET IT ON Google Play

About us

Why Redfin?

Community Impact

Diversity & Inclusion

Life at Redfin

Press

Investors

Blog

Real Estate News

Find us

Contact Us

Help Center

Advertise

Subsidiaries

Rent.

ApartmentGuide

Affiliated Business

Rocket Close

Rocket Mortgage

Countries

United States

Canada

Copyright: © 2025 Redfin. All rights reserved.

Updated January 2023: By searching, you agree to the Terms of Use, and Privacy Policy.

Do not sell or share my personal information.

REDFIN and all REDFIN variants, WALK SCORE, and the R logos, are trademarks of Redfin Corporation, registered or pending in the USPTO.

California DRE #01521930

Redfin is licensed to do business in New York as Redfin Real Estate. NY Standard Operating Procedures

New Mexico Real Estate Licenses

TREC: Info About Brokerage Services, Consumer Protection Notice

All mortgage lending products and information are provided by Rocket Mortgage, LLC | NMLS #3030; www.NMLSConsumerAccess.org. Licensed in 50 states. This site is not authorized by the New York State Department of Financial Services for mortgage solicitation or loan applications activities related to properties located in the State of New York.

Redfin Corporation is an affiliated business of Rocket Limited Partnership. Each company, and their subsidiaries, are separate legal entities operated and managed through its own management and governance structures.

If you are using a screen reader, or having trouble reading this website, please call Redfin Customer Support for help at 1-844-759-7732.

REDFIN IS COMMITTED TO AND ABIDES BY THE FAIR HOUSING ACT AND EQUAL OPPORTUNITY ACT. READ REDFIN'S FAIR HOUSING POLICY AND THE NEW YORK STATE FAIR HOUSING NOTICE.

49435, MI Housing Market

Homes for sale

The 49435 housing market is most competitive. The median sale price of a home in 49435 was $523K last month, up 83.4% since last year. The median sale price per square foot in 49435 is $240, up 28.3% since last year.

Trends Demand Schools Climate

49435 Housing Market Trends

What is the housing market like in 49435 today?

In August 2025, 49435 home prices were up 83.4% compared to last year, selling for a median price of $523K. On average, homes in 49435 sell after 10 days on the market compared to 5 days last year. There were 6 homes sold in August this year, down from 11 last year.

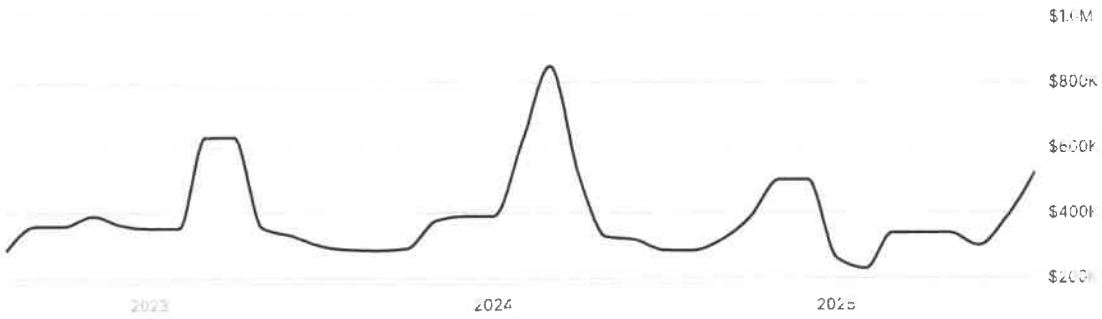
Median Sale Price ▾ | All Home Types ▾

Median Sale Price (All Home Types)

$522,750

+83.4% YoY | Aug 2025

1y **3y** 5y



Based on Redfin calculations of home data from MLS and/or public records.

Location	Data Aug 2025	Growth % YoY
49435, MI	**$522,750**	+83.4%
United States		

Add Location | Compare

To compare other locations to the 49435 and U.S. housing market, enter a city, neighborhood, state, or zip code into the search bar. Learn which home features in Michigan add value to a home.

How much is your home worth? Track your home's value and compare it to nearby sales.

See my estimate

Work with the best agents in 49435

Redfin agents are among the most experienced in the industry, so we know how to help you win in today's market.

49435



How hot is the 49435 housing market?

49435 is most competitive. Homes sell in 7 days.

90

Most Competitive
Redfin Compete Score™

Most homes get multiple offers, often with waived contingencies.

The average homes sell for about **1%** above list price and go pending in around **7 days**.

Hot homes can sell for about **4%** above list price and go pending in around **4 days**.

Compare With Nearby Zip codes

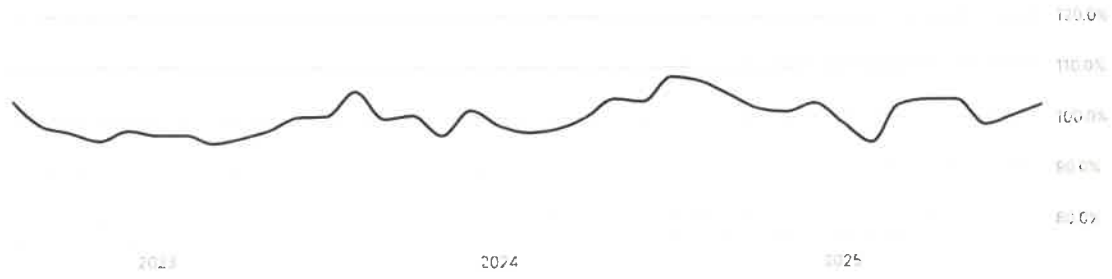
Sale-to-List Price | All Home Types

Sale-to-List Price (All Home Types)

102.6%

-4.6 pt YoY | Aug 2025

1y 3y 5y



Based on Redfin calculations of home data from MLS and/or public records.

Location	Data Aug 2025	Growth % YoY
49435, MI	**102.6%**	-4.6 pt

United States

Add Location

Compare

Recently sold homes



$320,000 Last Sold Price

3 beds 2 baths 1,823 sq ft

15486 8th Ave, Marne, MI 49435

List Price	$340,000
Sale to List	6% under list
Days on Market	49 days



$675,000 Last Sold Price

4 beds 3.5 baths 3,319 sq ft

2796 Hayes St, Marne, MI 49435

List Price	$699,900
Sale to List	4% under list
Days on Market	85 days



$190,000 Last Sold Price

— beds — baths — sq ft

14335 Sheffields Way, Marne, MI 4943

List Price	$209,000
Sale to List	9% under list
Days on Market	77 days



$625,000 La

4 beds 3 baths

2550 Leonard St, M

List Price	
Sale to List	
Days on Marke	

Schools in 49435

Learn about schools in the 49435 area

GreatSchools Rating

Elementary Middle High

3/10

551 Students

6 reviews

Kenowa Hills Central Elementary School

Public • K-5

School data provided by GreatSchools. School service boundaries are intended to be used as reference only. To verify enrollment eligibility for a property, contact the school directly.

Climate's impact on 49435 housing

Learn about natural hazards and environmental risks, such as floods, fires, wind, and heat that could impact homes in 49435.

Flood Factor - Moderate

17% of properties are at risk of severe flooding over the next 30 years

Fire Factor - Moderate

30% of properties are at risk of wildfire over the next 30 years

Wind Factor - Minor
100% of properties are at minor risk of a severe wind event over the next 30 years

Heat Factor - Minor
99% of properties are at minor risk of heat over the next 30 years

Provided by First Street Foundation

More real estate resources for 49435

County Housing Markets

- Ottawa County Housing ...
- Kent County Housing Ma...

City Housing Markets

- Spring Lake Housing Ma...
- Byron Center Housing M...
- Douglas Housing Market
- Rockford Housing Market
- Holland Housing Market
- Saugatuck Housing Mark...

Show more

Nearby Zip Code Housing Markets

- 49426 Housing Market
- 49464 Housing Market
- 49503 Housing Market
- 49504 Housing Market
- 49505 Housing Market
- 49506 Housing Market

Show more

County Listings

- Ottawa County Real Esta...
- Kent County Real Estate

City Listings

- Spring Lake Real Estate
- Byron Center Real Estate
- Douglas Real Estate
- Rockford Real Estate
- Holland Real Estate
- Saugatuck Real Estate

Show more

Nearby Zip Code Listings

- 49426 Real Estate
- 49464 Real Estate
- 49503 Real Estate
- 49504 Real Estate
- 49505 Real Estate
- 49506 Real Estate

Show more

Rentals

- **Apartments for Rent** in ...
- **Houses for Rent** in 49435

Join us

Become an Agent

Get referrals

Careers

Find homes faster

Download on the App Store

GET IT ON Google Play

About us

Why Redfin?

Community Impact

Diversity & Inclusion

Life at Redfin

Press

Investors

Blog

Real Estate News

Find us

Contact Us

Help Center

Advertise

Subsidiaries

Rent.

ApartmentGuide

Affiliated Business

Rocket Close

Rocket Mortgage

Countries

United States

Canada

Copyright: © 2025 Redfin. All rights reserved.

Updated January 2023: By searching, you agree to the Terms of Use, and Privacy Policy.

Do not sell or share my personal information.

REDFIN and all REDFIN variants, WALK SCORE, and the R logos, are trademarks of Redfin Corporation, registered or pending in the USPTO.

California DRE #01521930

Redfin is licensed to do business in New York as Redfin Real Estate. NY Standard Operating Procedures

New Mexico Real Estate Licenses

TREC: Info About Brokerage Services, Consumer Protection Notice

All mortgage lending products and information are provided by Rocket Mortgage, LLC | NMLS #3030; www.NMLSConsumerAccess.org. Licensed in 50 states. This site is not authorized by the New York State Department of Financial Services for mortgage solicitation or loan applications activities related to properties located in the State of New York.

Redfin Corporation is an affiliated business of Rocket Limited Partnership. Each company, and their subsidiaries, are separate legal entities operated and managed through its own management and governance structures.

If you are using a screen reader, or having trouble reading this website, please call Redfin Customer Support for help at 1-844-759-7732.

REDFIN IS COMMITTED TO AND ABIDES BY THE FAIR HOUSING ACT AND EQUAL OPPORTUNITY ACT. READ REDFIN'S FAIR HOUSING POLICY AND THE NEW YORK STATE FAIR HOUSING NOTICE.

49534, MI Housing Market

Homes for sale

The 49534 housing market is somewhat competitive. The median sale price of a home in 49534 was $349K last month, down 0.57% since last year. The median sale price per square foot in 49534 is $218, up 2.3% since last year.

Trends Demand Schools Climate

49534 Housing Market Trends

What is the housing market like in 49534 today?

In August 2025, 49534 home prices were down 0.57% compared to last year, selling for a median price of $349K. On average, homes in 49534 sell after 8 days on the market compared to 7 days last year. There were 75 homes sold in August this year, up from 49 last year.

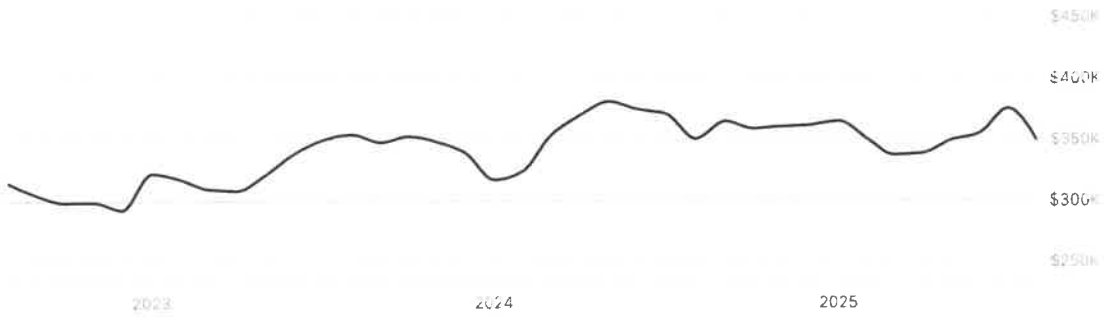
Median Sale Price ▾ | All Home Types ▾

Median Sale Price (All Home Types)

$349,000

-0.57% YoY | Aug 2025

1y **3y** 5y



Based on Redfin calculations of home data from MLS and/or public records.

Location	Data Aug 2025	Growth % YoY
49534, MI	**$349,000**	-0.57%
United States		

Add Location | Compare

To compare other locations to the 49534 and U.S. housing market, enter a city, neighborhood, state, or zip code into the search bar. Learn which home features in Michigan add value to a home.

How much is your home worth? Track your home's value and compare it to nearby sales.

See my estimate

Work with the best agents in 49534

Redfin agents are among the most experienced in the industry, so we know how to help you win in today's market.

49534



How hot is the 49534 housing market?

49534 is somewhat competitive. Homes sell in 8.5 days.

63

Somewhat Competitive
Redfin Compete Score™

Some homes get multiple offers.

The average homes sell for about **1%** above list price and go pending in around **9 days**.

Hot homes can sell for about **3%** above list price and go pending in around **5 days**.

Compare With Nearby Zip codes

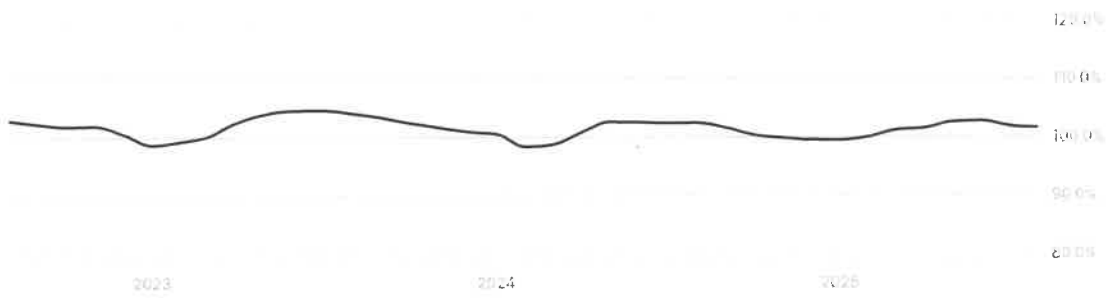
Sale-to-List Price | All Home Types

Sale-to-List Price (All Home Types)

101.5%

-0.9 pt YoY | Aug 2025

1y 3y 5y



Based on Redfin calculations of home data from MLS and/or public records.

Location	Data Aug 2025	Growth % YoY
49534, MI	**101.5%**	-0.9 pt

United States

Add Location

Compare

Recently sold homes



$524,900 Last Sold Price
4 beds 3 baths 2,505 sq ft
4020 Tall Timber Dr NW, Grand Rapids,

List Price	$524,900
Sale to List	0% over list
Days on Market	56 days

$574,900 Last Sold Price
4 beds 3 baths 3,334 sq ft
11438 Ivy Grove West Dr, Grand Rapids

List Price	$574,900
Sale to List	0% over list
Days on Market	74 days

$360,000 Last Sold Price
3 beds 2 baths 1,805 sq ft
3380 Milo St NW, Grand Rapids, MI 495

List Price	$359,900
Sale to List	0% over list
Days on Market	38 days

$517,500 Last
4 beds 3 baths
4156 Shannon St N

List Price	
Sale to List	
Days on Marke	

Schools in 49534

Learn about schools in the 49534 area

GreatSchools Rating

Elementary Middle High

9/10	Bauerwood School Public • K-6	488 Students	5 reviews
8/10	Pinewood School Public • K-6	344 Students	2 reviews
8/10	Grandville Cummings Elementary School Public • PreK-6	474 Students	7 reviews
6/10	Blandford Nature Center Public • 6	60 Students	3 reviews
6/10	Zinser Elementary School Public • PreK-5	430 Students	4 reviews

Only showing 5 of 10 elementary schools.
School data provided by GreatSchools. School service boundaries are intended to be used as reference only. To verify enrollment eligibility for a property, contact the school directly.

Climate's impact on 49534 housing

Learn about natural hazards and environmental risks, such as floods, fires, wind, and heat that could impact homes in 49534.

Flood Factor - Minor
16% of properties are at risk of severe flooding over the next 30 years

Fire Factor - Moderate
24% of properties are at risk of wildfire over the next 30 years

Wind Factor - Minor
100% of properties are at minor risk of a severe wind event over the next 30 years

Heat Factor - Minor
99% of properties are at minor risk of heat over the next 30 years

Provided by First Street Foundation

More real estate resources for 49534

New Listings in 49534
- 641 Lincoln Lawns Dr NW
- 1596 Geddes Ave NW
- 2716 Elmridge Dr NW
- 3705 Lake Michigan Dr ...
- 3560 Richmond St NW
- 456 Clinton Ave NW

Show more

City Housing Markets
- Spring Lake Housing Ma...
- Byron Center Housing M...
- Douglas Housing Market
- Rockford Housing Market
- Holland Housing Market
- Saugatuck Housing Mark...

Show more

Nearby Zip Code Housing Markets
- 49426 Housing Market
- 49464 Housing Market
- 49503 Housing Market
- 49504 Housing Market
- 49316 Housing Market
- 49505 Housing Market

Show more

County Housing Markets
- Ottawa County Housing ...
- Kent County Housing Ma...

City Listings
- Spring Lake Real Estate
- Byron Center Real Estate
- Douglas Real Estate
- Rockford Real Estate
- Holland Real Estate
- Saugatuck Real Estate

Show more

Nearby Zip Code Listings
- 49426 Real Estate
- 49464 Real Estate
- 49503 Real Estate
- 49504 Real Estate
- 49316 Real Estate
- 49505 Real Estate

Show more

County Listings
- Ottawa County Real Esta...
- Kent County Real Estate

Rentals
- **Apartments for Rent** in ...
- **Houses for Rent** in 49534