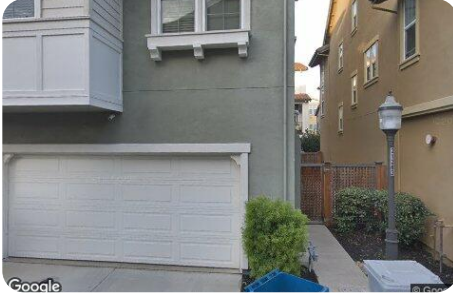


Townhouse **RESIDENTIAL**

# 40256 BONICA ROSE TER

FREMONT, CA 94538

**\$1,398,339** TopHap Estimate · \$728 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**  
BEDS

**2.5**  
BATHS

**1,922 ft<sup>2</sup>**  
LIVING AREA

**1,840 ft<sup>2</sup>**  
LOT SIZE

**2009**  
YEAR BUILT

**3**  
STORIES

**7**  
ROOMS

**2**  
PARKING

## VALUATION

**\$1.4M**

\$1.3M low

\$1.5M high

Last Sale

**\$300,000 · Nov 1, 2021**

Est. Owner Equity

**\$598,339**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$15,561 (2025) |
| Assessed Value        | \$1,291,359     |
| Previous Assessed     | \$1,265,907     |
| Assessor Market Value | \$1,213,020     |

## PROPERTY FACTS

|               |                    |
|---------------|--------------------|
| Property Type | Townhouse          |
| County        | ALAMEDA            |
| Lot (acres)   | 0.04               |
| Construction  | Wood (Unspecified) |
| Pool          | No                 |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------------|--------------------|--------|
| Oct 12, 2021 | Quitclaim | Quit Claim Transfer  | \$300,000   | \$156              |        |
| Sep 8, 2017  | Resale    | Grant Deed           | \$1,025,000 | \$533              | \$500K |
| Oct 20, 2012 | Financing | Intrafamily Transfer |             |                    | \$417K |
| Sep 4, 2009  | Resale    | Grant Deed           | \$594,500   | \$309              | \$476K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| John Blacow Elementary School | Elementary | KG–5   | 0.5 mi   |
| G. M. Walters Middle School   | Middle     | 6–8    | 0.7 mi   |
| Kennedy High School           | High       | 9–12   | 0.7 mi   |

District: Fremont Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

### NEIGHBORHOOD · ZIP 94538

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>67,745</b><br>POPULATION | <b>\$137K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|