

Duplex (2 Units, Any Combination)

RESIDENTIAL

45293 RUTHERFORD TER

FREMONT, CA 94539

\$5,123,887 TopHap Estimate · \$919 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

4

BATHS

5,576 ft²

LIVING AREA

0.75 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

17

ROOMS

4

PARKING

VALUATION

\$5.1M

\$4.8M low

\$5.4M high

Last Sale

\$2,850,000 · Sep 5, 2018

Est. Owner Equity

\$1,647,087

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$40,664 (2025)
Assessed Value	\$3,458,609
Previous Assessed	\$3,390,658
Assessor Market Value	\$3,416,310

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	ALAMEDA
Lot (acres)	0.75
Construction	Wood (Unspecified)
Pool	No

Elevator

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 27, 2018	Resale	Grant Deed	\$2,850,000	\$511	\$2M
Oct 17, 2016	Quitclaim	Quit Claim Transfer			
Oct 17, 2016	Recorded document	Affidavit Of Death			
Feb 20, 2008	Financing	Intrafamily Transfer			\$630K
Oct 1, 1993	Quitclaim	Quit Claim Transfer			\$650K
Mar 2, 1990	Resale	Grant Deed	\$475,000	\$85	\$238K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fred E. Weibel Elementary School	Elementary	KG–5	1.0 mi
John M. Horner Middle School	Middle	6–8	3.2 mi
Irvington High School	High	9–12	3.2 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 94539

25 CRIME INDEX	87 AIR POLLUTION	52,775 POPULATION	\$191K MEDIAN IN- COME	59°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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