

Condominium

**RESIDENTIAL**

# 40263 BONICA ROSE TER

FREMONT, CA 94538

**\$993,606** TopHap Estimate · \$630 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**4**

BATHS

**1,576 ft<sup>2</sup>**

LIVING AREA

**0.29 ac**

LOT SIZE

**2009**

YEAR BUILT

**3**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$994K**

\$892K low

\$1.1M high

Last Sale

**\$340,000 · May 29, 2009**

Est. Owner Equity

**\$659,765**

Loan-to-Value

**33%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,741 (2025) |
| Assessed Value        | \$439,562      |
| Previous Assessed     | \$430,807      |
| Assessor Market Value | \$874,350      |

## PROPERTY FACTS

|               |                    |
|---------------|--------------------|
| Property Type | Condominium        |
| County        | ALAMEDA            |
| Lot (acres)   | 0.29               |
| Construction  | Wood (Unspecified) |
| Pool          | No                 |

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|-------------|--------|------------|-----------|--------------------|--------|
| May 4, 2009 | Resale | Grant Deed | \$340,000 | \$216              | \$334K |

## 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> |
|-----------|-----------------------|