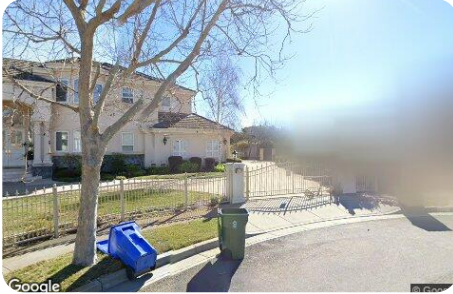


Single Family Residence **RESIDENTIAL**

45221 RUTHERFORD TER

FREMONT, CA 94539

\$4,292,896 TopHap Estimate · \$1,036 / ft² · confidence 88 · as of Jul 14, 2026



4
BEDS

4.5
BATHS

4,145 ft²
LIVING AREA

0.64 ac
LOT SIZE

1994
YEAR BUILT

2
STORIES

11
ROOMS

3
PARKING

VALUATION

\$4.3M

\$3.8M low

\$4.8M high

Last Sale

\$4,475,000 · Jun 20, 2025

Est. Owner Equity

\$2,308,358

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$16,303 (2025)
Assessed Value	\$4,557,500
Previous Assessed	\$1,322,021
Assessor Market Value	\$3,125,160

PROPERTY FACTS

Property Type	Single Family Residence
County	ALAMEDA
Lot (acres)	0.64
Construction	Wood (Unspecified)
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 11, 2025	Resale	Grant Deed	\$4,511,363	\$1088	\$2M
Aug 11, 1997	Quitclaim	Quit Claim Transfer			
Nov 15, 1991	Resale	Grant Deed	\$335,000	\$81	\$201K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fred E. Weibel Elementary School	Elementary	KG–5	1.1 mi
John M. Horner Middle School	Middle	6–8	3.2 mi
Irvington High School	High	9–12	3.3 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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