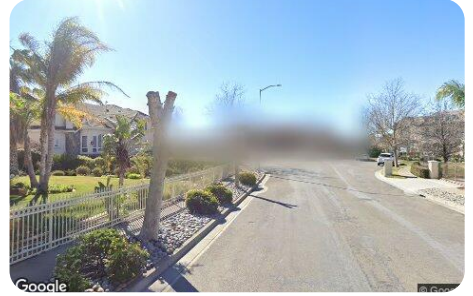


Single Family Residence **RESIDENTIAL**

45210 RUTHERFORD TER

FREMONT, CA 94539

\$4,846,344 TopHap Estimate · \$777 / ft² · confidence 93 · as of Jul 14, 2026



6

BEDS

5

BATHS

6,240 ft²

LIVING AREA

0.52 ac

LOT SIZE

1995

YEAR BUILT

VALUATION

\$4.8M

\$4.5M low

\$5.2M high

Last Sale

\$182,500 · Dec 28, 2010

Est. Owner Equity

\$2,523,344

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$33,963 (2025)
Assessed Value	\$2,882,673
Previous Assessed	\$2,826,157
Assessor Market Value	\$3,550,500

PROPERTY FACTS

Property Type	Single Family Residence
County	ALAMEDA
Lot (acres)	0.52
Construction	Wood (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 31, 2013	Financing	Intrafamily Transfer			\$698K
Dec 14, 2010	Non-arms-length	Intrafamily Transfer	\$182,500	\$29	\$730K
Jan 29, 2010	Non-arms-length	Intrafamily Transfer	\$139,000	\$22	\$417K
Apr 7, 2009	Non-arms-length	Grant Deed	\$1,616,000	\$259	
Feb 22, 2006	Quitclaim	Quit Claim Transfer			
Apr 13, 2005	Resale	Grant Deed	\$2,360,000	\$378	\$1.5M
Oct 4, 2002	Quitclaim	Quit Claim Transfer			\$1M
Aug 5, 2002	Recorded document	Grant Deed			
Aug 13, 1996	Quitclaim	Quit Claim Transfer			\$922K
Jul 23, 1996	Quitclaim	Quit Claim Transfer			
Jul 23, 1996	Quitclaim	Quit Claim Transfer			
Apr 30, 1993	Quitclaim	Quit Claim Transfer			\$817K

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	3.3 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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