

Single Family Residence **RESIDENTIAL**

45245 RUTHERFORD TER

FREMONT, CA 94539

\$3,227,360 TopHap Estimate · \$796 / ft² · confidence 92 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

4,054 ft²
LIVING AREA

0.56 ac
LOT SIZE

1991
YEAR BUILT

2
STORIES

11
ROOMS

3
PARKING

VALUATION

\$3.2M

\$3M low

\$3.5M high

Last Sale

\$3,250,000 · Feb 29, 2024

Est. Owner Equity

\$1,981,010

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$39,702 (2025)
Assessed Value	\$3,381,300
Previous Assessed	\$3,315,000
Assessor Market Value	\$3,136,680

PROPERTY FACTS

Property Type	Single Family Residence
County	ALAMEDA
Lot (acres)	0.56
Construction	Wood (Unspecified)
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 12, 2024	Resale	Grant Deed	\$3,250,000	\$802	\$1.3M
Jan 19, 2021	Financing	Intrafamily Transfer			\$265K
Jan 19, 2021	Quitclaim	Quit Claim Transfer			
Jun 16, 2017	Quitclaim	Quit Claim Transfer			
Jun 16, 2017	Quitclaim	Quit Claim Transfer			
Sep 11, 2008	Resale	Grant Deed	\$1,700,000	\$419	\$500K
Apr 4, 2003	Quitclaim	Quit Claim Transfer			
Mar 12, 2003	Quitclaim	Quit Claim Transfer			\$780K
Nov 14, 2002	Quitclaim	Quit Claim Transfer			
Jan 23, 1998	Resale	Grant Deed	\$1,070,000	\$264	\$800K

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	Absentee owner
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