

Single Family Residence **RESIDENTIAL**

# 2646 RUTHERFORD PL

FREMONT, CA 94539

**\$5,982,033** TopHap Estimate · \$797 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**7**

BEDS

**4.5**

BATHS

**7,507 ft<sup>2</sup>**

LIVING AREA

**0.52 ac**

LOT SIZE

**1998**

YEAR BUILT

**2**

STORIES

**13**

ROOMS

**4**

PARKING

## VALUATION

**\$6M**

\$5.8M low

\$6.2M high

Last Sale

**\$1,430,000 · Oct 16, 1998**

Est. Owner Equity

**\$4,173,433**

Loan-to-Value

**35%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$34,992 (2025) |
| Assessed Value        | \$2,972,094     |
| Previous Assessed     | \$2,913,826     |
| Assessor Market Value | \$4,743,990     |

## 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 <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-------------|--------------------|--------|
| May 26, 2011 | Quitclaim | Quit Claim Transfer |             |                    |        |
| Oct 16, 1998 | Resale    | Grant Deed          | \$1,430,000 | \$190              | \$963K |
| Feb 21, 1997 | Resale    | Grant Deed          | \$800,000   | \$107              | \$800K |
| Feb 21, 1997 | Quitclaim | Quit Claim Transfer |             |                    |        |
| Dec 3, 1996  | Resale    | Grant Deed          | \$190,909   | \$25               |        |
| Feb 16, 1996 | Quitclaim | Quit Claim Transfer |             |                    |        |
| Feb 16, 1996 | Resale    | Trustees Deed       | \$365,000   | \$49               | \$155K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Fred E. Weibel Elementary School | Elementary | KG–5   | 1.2 mi   |
| John M. Horner Middle School     | Middle     | 6–8    | 3.3 mi   |
| Irvington High School            | High       | 9–12   | 3.4 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>25</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>52,775</b><br>POPULATION | <b>\$191K</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>Absentee owner</b> |
|-----------|-----------------------|