

Single Family Residence **RESIDENTIAL**

45149 RUTHERFORD TER

FREMONT, CA 94539

\$7,355,771 TopHap Estimate · \$1,072 / ft² · confidence 94 · as of Jul 14, 2026

6

BEDS

6

BATHS

6,862 ft²

LIVING AREA

1.41 ac

LOT SIZE

1996

YEAR BUILT

3

STORIES

22

ROOMS

6

PARKING

VALUATION

\$7.4M

\$6.9M low

\$7.8M high

Est. Owner Equity

\$5,911,771

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax

\$38,524 (2025)

Assessed Value

\$3,289,869

Previous Assessed

\$3,214,445

Assessor Market Value

\$4,091,310

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	ALAMEDA
Construction	Wood (Unspecified)
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 1, 2006	Quitclaim	Quit Claim Transfer			
Jan 13, 2006	Quitclaim	Quit Claim Transfer			\$900K
Jun 21, 2005	Quitclaim	Quit Claim Transfer			
Jun 4, 2004	Financing	Mortgage			\$1M
Jul 22, 2003	Quitclaim	Quit Claim Transfer			\$670K
Sep 21, 1995	Quitclaim	Quit Claim Transfer			\$1M
Sep 26, 1994	Quitclaim	Quit Claim Transfer			\$938K
Sep 12, 1994	Quitclaim	Quit Claim Transfer			
Nov 4, 1992	Resale	Grant Deed	\$488,000	\$71	\$280K

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

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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