

Single Family Residence **RESIDENTIAL**

520 RUST AVE

BIG RAPIDS, MI 49307

\$221,066 TopHap Estimate · \$143 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,542 ft²

LIVING AREA

0.19 ac

LOT SIZE

1965

YEAR BUILT

6

ROOMS

1

PARKING

VALUATION

\$221K

\$208K low

\$234K high

Est. Owner Equity

\$59,966

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$2,560 (2025)
Assessed Value	\$112,200
Previous Assessed	\$99,900
Assessor Market Value	\$224,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MECOSTA
Lot (acres)	0.20
Foundation	No Foundation
Heating	Forced Air With Air Conditioning
Pool	No

Porch · 40 ft²

CLIMATE RISK

76
FLOOD

8
WILDFIRE

49
HEAT

57
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 13, 2019	Financing	Warranty Deed			\$126K
May 14, 2018	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brookside Elementary School	Elementary	PK–4	0.1 mi
Big Rapids Middle School	Middle	5–8	0.7 mi
Big Rapids High School	High	9–12	1.3 mi

District: Big Rapids Public Schools

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 49307

108 CRIME INDEX	86 AIR POLLUTION	17,484 POPULATION	\$53K MEDIAN IN-COME	45°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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