

Single Family Residence

**RESIDENTIAL**

# 421 RUST AVE

BIG RAPIDS, MI 49307

**\$176,990** TopHap Estimate · \$122 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,445 ft<sup>2</sup>**

LIVING AREA

**0.34 ac**

LOT SIZE

**1930**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$177K**

\$160K low

\$194K high

Last Sale

**\$100,000 · Jul 30, 2010**

Est. Owner Equity

**\$96,990**

Loan-to-Value

**47%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,063 (2025) |
| Assessed Value        | \$108,900      |
| Previous Assessed     | \$89,000       |
| Assessor Market Value | \$217,800      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | MECOSTA                          |
| Lot (acres)   | 0.34                             |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

Porch · 60 ft²

## CLIMATE RISK

10  
FLOOD

7  
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  |
|--------------|-----------------|----------------------|-----------|--------|-------|
| Apr 23, 2020 | Financing       | Intrafamily Transfer |           |        | \$80K |
| Jul 26, 2010 | Non-arms-length | Warranty Deed        | \$100,000 | \$69   | \$80K |

## 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   | 1.4 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>108</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>17,484</b><br>POPULATION | <b>\$53K</b><br>MEDIAN IN-COME | <b>45°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|