

Single Family Residence

RESIDENTIAL

406 RUST AVE

BIG RAPIDS, MI 49307

\$277,347 TopHap Estimate · \$162 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,715 ft²

LIVING AREA

0.88 ac

LOT SIZE

1920

YEAR BUILT

2

STORIES

5

ROOMS

11

PARKING

VALUATION

\$277K

\$244K low

\$310K high

Last Sale

\$154,221 · Dec 15, 2021

Est. Owner Equity

\$140,847

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$3,660 (2025)
Assessed Value	\$153,300
Previous Assessed	\$131,700
Assessor Market Value	\$306,600

PROPERTY FACTS

Property Type	Single Family Residence
County	MECOSTA
Lot (acres)	0.88
Heating	Hot Water
Fireplace	Yes
Garage	Mixed
Pool	No

Deck · 152 ft²

Porch · 208 ft²

CLIMATE RISK

18 FLOOD	11 WILDFIRE	49 HEAT	57 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 3, 2021	Resale	Warranty Deed	\$154,221	\$90	\$137K
Oct 13, 2017	Financing	Intrafamily Transfer			
Oct 13, 2017	Resale	Warranty Deed	\$150,000	\$87	\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brookside Elementary School	Elementary	PK–4	0.2 mi
Big Rapids Middle School	Middle	5–8	0.6 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

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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