

Single Family Residence **RESIDENTIAL**

320 RUST AVE

BIG RAPIDS, MI 49307

\$175,013 TopHap Estimate · \$113 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,550 ft²

LIVING AREA

0.42 ac

LOT SIZE

1920

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$175K

\$152K low

\$198K high

Last Sale

\$75,000 · Jan 24, 2025

Est. Owner Equity

\$175,013

TAX & ASSESSMENT

Property Tax	\$3,014 (2025)
Assessed Value	\$86,200
Previous Assessed	\$85,200
Assessor Market Value	\$172,400

PROPERTY FACTS

Property Type	Single Family Residence
County	MECOSTA
Lot (acres)	0.42
Foundation	No Foundation
Heating	Forced Air With Air Conditioning
Pool	No

Deck · 48 ft²

Porch · 120 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
Jan 24, 2025	Quitclaim	Quit Claim Transfer	\$75,000	\$48	
Jul 20, 2023	Resale	Warranty Deed	\$126,500	\$82	
Feb 4, 2019	Financing	Warranty Deed			\$87K
Nov 11, 2014	Resale	Warranty Deed	\$55,000	\$35	\$52K
May 27, 2011	Resale	Warranty Deed	\$62,000	\$40	
Aug 30, 2007	Resale	Warranty Deed	\$37,525	\$24	\$18K
Jan 3, 2007	Non-arms-length	Sheriffs Deed	\$75,250	\$49	

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
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------