

Single Family Residence **RESIDENTIAL**

314 RUST AVE

BIG RAPIDS, MI 49307

\$217,523 TopHap Estimate · \$125 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,736 ft²

LIVING AREA

0.29 ac

LOT SIZE

1905

YEAR BUILT

6

ROOMS

2

PARKING

VALUATION

\$218K

\$205K low

\$230K high

Last Sale

\$190,000 · Jun 16, 2021

Est. Owner Equity

\$37,023

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$2,959 (2025)
Assessed Value	\$109,600
Previous Assessed	\$101,000
Assessor Market Value	\$219,200

PROPERTY FACTS

Property Type	Single Family Residence
County	MECOSTA
Lot (acres)	0.29
Foundation	No Foundation
Heating	Forced Air With Air Conditioning
Pool	No

Porch · 187 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
Jun 10, 2021	Resale	Warranty Deed	\$190,000	\$109	\$181K
Aug 26, 2019	Resale	Warranty Deed	\$125,000	\$72	\$119K
Aug 11, 2015	Resale	Warranty Deed	\$53,000	\$31	\$48K

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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