

Single Family Residence **RESIDENTIAL**

304 RUST AVE

BIG RAPIDS, MI 49307

\$186,554 TopHap Estimate · \$115 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

1,616 ft²

LIVING AREA

0.17 ac

LOT SIZE

1900

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$187K

\$165K low

\$208K high

Est. Owner Equity

\$186,554

TAX & ASSESSMENT

Property Tax	\$2,224 (2025)
Assessed Value	\$81,600
Previous Assessed	\$75,800
Assessor Market Value	\$163,200

PROPERTY FACTS

Property Type	Single Family Residence
County	MECOSTA
Lot (acres)	0.17
Foundation	No Foundation
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

Porch · 170 ft²

CLIMATE RISK

1
FLOOD

6
WILDFIRE

49
HEAT

57
STORM

14
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brookside Elementary School	Elementary	PK–4	0.3 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	Absentee owner
-----------	-----------------------