

Single Family Residence **RESIDENTIAL**

## 218 RUST AVE

BIG RAPIDS, MI 49307

**\$162,100** TopHap Estimate · \$78 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**1.5**

BATHS

**2,080 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1900**

YEAR BUILT

**2**

STORIES

**4**

ROOMS

**2**

PARKING

### VALUATION

**\$162K**

\$152K low

\$172K high

Est. Owner Equity

**\$59,100**

Loan-to-Value

**66%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,753 (2025) |
| Assessed Value        | \$102,500      |
| Previous Assessed     | \$87,600       |
| Assessor Market Value | \$205,000      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | MECOSTA                          |
| Lot (acres)   | 0.11                             |
| Foundation    | No Foundation                    |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

Porch · 260 ft²

## CLIMATE RISK

10  
FLOOD

6  
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 11, 2022 | Financing | Intrafamily Transfer |       |        | \$103K |
| Jul 22, 2011 | Financing | Warranty Deed        |       |        | \$52K  |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Brookside Elementary School | Elementary | PK–4   | 0.3 mi   |
| Big Rapids Middle School    | Middle     | 5–8    | 0.5 mi   |
| Big Rapids High School      | High       | 9–12   | 1.5 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> |
|-----------|-----------------------|