

Single Family Residence

RESIDENTIAL

417 RUST AVE

BIG RAPIDS, MI 49307

\$199,772 TopHap Estimate · \$115 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,733 ft²

LIVING AREA

0.36 ac

LOT SIZE

1900

YEAR BUILT

6

ROOMS

1

PARKING

VALUATION

\$200K

\$178K low

\$222K high

Last Sale

\$199,000 · May 29, 2024

Est. Owner Equity

\$199,772

TAX & ASSESSMENT

Property Tax	\$4,674 (2025)
Assessed Value	\$99,000
Previous Assessed	\$83,600
Assessor Market Value	\$198,000

PROPERTY FACTS

Property Type	Single Family Residence
County	MECOSTA
Lot (acres)	0.36
Foundation	No Foundation
Heating	Hot Water
Pool	No

Porch · 207 ft²

CLIMATE RISK

55
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
May 22, 2024	Resale	Warranty Deed	\$199,000	\$115	
Mar 28, 2019	Resale	Warranty Deed	\$114,000	\$66	\$117K
Jun 26, 2017	Resale	Warranty Deed	\$101,000	\$58	\$99K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brookside Elementary School	Elementary	PK–4	0.2 mi
Big Rapids Middle School	Middle	5–8	0.7 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	Absentee owner
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