

Single Family Residence

RESIDENTIAL

409 RUST AVE

BIG RAPIDS, MI 49307

\$225,000 TopHap Estimate · \$86 / ft² · confidence 90 · as of Jul 14, 2026



5

BEDS

2

BATHS

2,610 ft²

LIVING AREA

0.36 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$225K

\$202K low

\$248K high

Last Sale

\$184,000 · Dec 15, 2023

Est. Owner Equity

\$20,686

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$3,987 (2025)
Assessed Value	\$117,200
Previous Assessed	\$112,900
Assessor Market Value	\$234,400

PROPERTY FACTS

Property Type	Single Family Residence
County	MECOSTA
Lot (acres)	0.36
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

Porch · 104 ft²

CLIMATE RISK

1
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	\$/FT ²	LOAN
Nov 28, 2023	Resale	Warranty Deed	\$184,000	\$70	\$159K

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