

Single Family Residence

RESIDENTIAL

209 RUST AVE

BIG RAPIDS, MI 49307

\$220,550 TopHap Estimate · \$110 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

1.5

BATHS

2,014 ft²

LIVING AREA

0.23 ac

LOT SIZE

1930

YEAR BUILT

2

STORIES

5

ROOMS

1

PARKING

VALUATION

\$221K

\$202K low

\$239K high

Last Sale

\$209,900 · Sep 12, 2024

Est. Owner Equity

\$16,947

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$3,395 (2025)
Assessed Value	\$105,900
Previous Assessed	\$90,000
Assessor Market Value	\$211,800

PROPERTY FACTS

Property Type	Single Family Residence
County	MECOSTA
Lot (acres)	0.23
Heating	Forced Air With Air Conditioning
Pool	No

Porch · 85 ft²

CLIMATE RISK

38
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
Sep 10, 2024	Resale	Warranty Deed	\$209,900	\$104	\$204K
Aug 21, 2013	Resale	Warranty Deed	\$94,000	\$47	\$75K
Feb 25, 2013	Financing	Intrafamily Transfer			
Jun 11, 2012	Resale	Warranty Deed	\$64,000	\$32	

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	1.5 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

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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