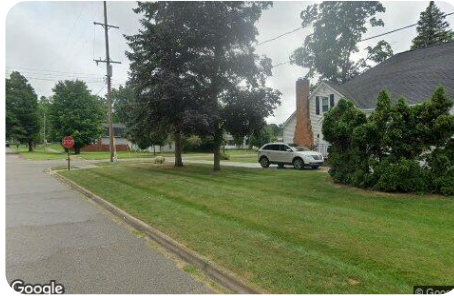


Single Family Residence **RESIDENTIAL**

602 RUST AVE

BIG RAPIDS, MI 49307

\$290,640 TopHap Estimate · confidence 88 · as of Jul 14, 2026



0.52 ac
LOT SIZE

VALUATION

\$291K

\$254K low

\$327K high

Last Sale

\$285,000 · Sep 8, 2025

Est. Owner Equity

\$62,640

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$2,189 (2025)
Assessed Value	\$127,400
Previous Assessed	\$98,300
Assessor Market Value	\$254,800

PROPERTY FACTS

Property Type	Single Family Residence
County	MECOSTA
Lot (acres)	0.52
Pool	No

CLIMATE RISK

45 FLOOD	8 WILDFIRE	49 HEAT	57 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 28, 2025	Resale	Warranty Deed	\$285,000		\$228K
Oct 11, 2016	Financing	Warranty Deed			
Apr 23, 2010	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brookside Elementary School	Elementary	PK–4	0.1 mi
Big Rapids Middle School	Middle	5–8	0.7 mi
Big Rapids High School	High	9–12	1.3 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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