

Single Family Residence

RESIDENTIAL

45485 RUTHERFORD TER

FREMONT, CA 94539

\$3,963,802 TopHap Estimate · \$744 / ft² · confidence 94 · as of Jul 14, 2026

4

BEDS

4.5

BATHS

5,328 ft²

LIVING AREA

0.5 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

13

ROOMS

3

PARKING

VALUATION

\$4M

\$3.7M low

\$4.2M high

Last Sale

\$1,235,000 · Feb 4, 1999

Est. Owner Equity

\$3,115,802

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax

\$24,124 (2025)

Assessed Value

\$2,028,099

Previous Assessed

\$1,988,198

Assessor Market Value

\$3,693,780

PROPERTY FACTS

Property Type	Single Family Residence
County	ALAMEDA
Lot (acres)	0.50
Construction	Wood (Unspecified)
Roof	Tile
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 4, 2009	Quitclaim	Quit Claim Transfer			
Feb 4, 1999	Resale	Grant Deed	\$1,235,000	\$232	\$895K
Dec 5, 1991	Quitclaim	Quit Claim Transfer			\$430K
Aug 16, 1991	Resale	Grant Deed	\$375,000	\$70	
Feb 13, 1990	Resale	Grant Deed	\$458,000	\$86	\$321K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fred E. Weibel Elementary School	Elementary	KG–5	1.0 mi
John M. Horner Middle School	Middle	6–8	3.3 mi
Irvington High School	High	9–12	3.3 mi

District: Fremont Unified School District

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 94539

25 CRIME INDEX	87 AIR POLLUTION	52,775 POPULATION	\$191K MEDIAN IN-COME	59°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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