

Single Family Residence **RESIDENTIAL**

1740 RANDON WAY

SANTA ROSA, CA 95403

\$636,342 TopHap Estimate · \$427 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,492 ft²

LIVING AREA

0.11 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$636K

\$613K low

\$659K high

Last Sale

\$330,000 · Aug 13, 2008

Est. Owner Equity

\$200,342

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$4,835 (2025)
Assessed Value	\$424,947
Previous Assessed	\$424,947

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.12
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

46
FLOOD

40
WILDFIRE

27
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 9, 2014	Quitclaim	Quit Claim Transfer			\$320K
Jan 27, 2009	Quitclaim	Quit Claim Transfer			
Jul 24, 2008	Resale	Grant Deed	\$330,000	\$221	\$325K
Apr 8, 2008	Recorded document	Deed In Lieu Of Foreclosure			
Sep 13, 2005	Recorded document	Grant Deed			
Sep 16, 2005	Resale	Grant Deed	\$545,000	\$365	\$436K
Nov 25, 2003	Quitclaim	Quit Claim Transfer			\$345K
Apr 18, 2003	Quitclaim	Quit Claim Transfer			
Jul 16, 2002	Non-arms-length	Grant Deed	\$99,600	\$67	
Aug 2, 2001	Quitclaim	Quit Claim Transfer			
Aug 2, 2001	Resale	Grant Deed	\$310,000	\$208	\$233K
Apr 20, 1998	Quitclaim	Quit Claim Transfer			

Apr 20, 1998	Resale	Trustees Deed	\$59,500	\$40	\$128K
Mar 14, 1989	Non-arms-length	Grant Deed	\$30,000	\$20	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jack London Elementary School	Elementary	KG–6	0.4 mi
Piner High School	High	9–12	1.4 mi
Hilliard Comstock Middle School	Middle	7–8	1.6 mi

District: Santa Rosa High 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 95403

104 CRIME INDEX	86 AIR POLLUTION	43,826 POPULATION	\$97K MEDIAN IN-COME	58°F AVG TEMP	78% SUNSHINE
--------------------	---------------------	----------------------	-------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------