

Single Family Residence **RESIDENTIAL**

896 MIDDLE RINCON RD

SANTA ROSA, CA 95409

\$655,745 TopHap Estimate · \$543 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,208 ft²

LIVING AREA

0.14 ac

LOT SIZE

1966

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$656K

\$630K low

\$682K high

Last Sale

\$345,500 · Dec 11, 2008

Est. Owner Equity

\$655,745

TAX & ASSESSMENT

Property Tax	\$5,226 (2025)
Assessed Value	\$444,904
Previous Assessed	\$436,182

PROPERTY FACTS

Property Type	Single Family Residence
County	SONOMA
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

44
FLOOD

81
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 16, 2026	Financing	Grant Deed			
Apr 16, 2026	Financing	Deed			
Dec 3, 2008	Resale	Grant Deed	\$345,500	\$286	\$311K
Oct 12, 2005	Resale	Grant Deed	\$535,000	\$443	\$150K
Jun 20, 2005	Financing	Intrafamily Transfer			\$116K
Aug 27, 2002	Quitclaim	Quit Claim Transfer			\$195K
Nov 30, 1998	Quitclaim	Quit Claim Transfer			
Oct 3, 1997	Resale	Trustees Deed	\$156,500	\$130	
Oct 3, 1997	Quitclaim	Quit Claim Transfer			\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Valley Middle School	Middle	7–8	0.2 mi
Binkley Elementary Charter School	Elementary	KG–6	0.6 mi
Maria Carrillo High School	High	9–12	0.7 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 95409

105 CRIME INDEX	83 AIR POLLUTION	24,776 POPULATION	\$99K MEDIAN IN-COME	58°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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