

Residential - Vacant Land **RESIDENTIAL**

SANTA ROSA, CA 95403



**0.13 ac**  
LOT SIZE

VALUATION

Last Sale **\$540,000 · Feb 13, 2026**

TAX & ASSESSMENT

|                   |                     |
|-------------------|---------------------|
| Property Tax      | <b>\$542 (2025)</b> |
| Assessed Value    | <b>\$44,591</b>     |
| Previous Assessed | <b>\$44,591</b>     |

PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | <b>Residential - Vacant Land</b> |
| County        | <b>Sonoma</b>                    |
| Lot (acres)   | <b>0.13</b>                      |

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Feb 10, 2026 | Resale | Grant Deed | \$540,000 |                    | \$408K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Hilliard Comstock Middle School | Middle     | 7–8    | 1.1 mi   |
| Piner High School               | High       | 9–12   | 1.8 mi   |
| Hidden Valley Elementary School | Elementary | KG–6   | 1.9 mi   |

District: Santa Rosa Elementary 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



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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|