

Single Family Residence **RESIDENTIAL**

16 HOP RANCH CT

SANTA ROSA, CA 95403

\$938,904 TopHap Estimate · \$372 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,525 ft²

LIVING AREA

0.17 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$939K

\$898K low

\$979K high

Last Sale

\$730,000 · Jun 29, 2006

Est. Owner Equity

\$0

Loan-to-Value

108%

TAX & ASSESSMENT

Property Tax	\$11,609 (2025)
Assessed Value	\$877,718
Previous Assessed	\$877,718

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	None
Fireplace	Yes
Pool	No

CLIMATE RISK

100 FLOOD	62 WILDFIRE	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 25, 2022	Financing	Intrafamily Transfer			\$456K
Jan 25, 2022	Financing	Intrafamily Transfer			
Oct 29, 2020	Quitclaim	Quit Claim Transfer			
Jan 16, 2019	Quitclaim	Quit Claim Transfer			
Sep 2, 2016	Quitclaim	Quit Claim Transfer			\$544K
Jun 23, 2006	Resale	Grant Deed	\$730,000	\$289	\$584K
Jan 20, 1989	Non-arms-length	Trustees Deed	\$178,500	\$71	
Jan 20, 1989	Resale	Trustees Deed	\$223,500	\$89	\$168K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mark West Elementary School	Elementary	KG–6	0.5 mi
Piner High School	High	9–12	3.2 mi
Hilliard Comstock Middle School	Middle	7–8	3.7 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 95403



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

| OWNERSHIP

