

Condominium

**RESIDENTIAL**

# 901 RUSSELL AVE APT 103

SANTA ROSA, CA 95403

**\$358,859** TopHap Estimate · \$369 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**973 ft<sup>2</sup>**

LIVING AREA

**1 ft<sup>2</sup>**

LOT SIZE

**1987**

YEAR BUILT

**1**

STORIES

**4**

ROOMS

## VALUATION

**\$359K**

\$348K low

\$370K high

Last Sale

**\$151,000 · Jul 9, 2008**

Est. Owner Equity

**\$283,859**

Loan-to-Value

**21%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,198 (2025) |
| Assessed Value    | \$194,436      |
| Previous Assessed | \$194,436      |

## PROPERTY FACTS

|               |                    |
|---------------|--------------------|
| Property Type | Condominium        |
| County        | Sonoma             |
| Construction  | Wood (Unspecified) |
| Heating       | None               |
| Cooling       | Yes                |
| Pool          | No                 |

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 42<br>FLOOD | 49<br>WILDFIRE | 27<br>DROUGHT |
|-------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|----------------------|-----------|--------|--------|
| Apr 9, 2024  | Financing       | Intrafamily Transfer |           |        |        |
| Jun 12, 2008 | Resale          | Grant Deed           | \$151,000 | \$155  | \$75K  |
| Nov 21, 2007 | Non-arms-length | Trustees Deed        | \$184,000 | \$189  |        |
| Feb 1, 2005  | Resale          | Grant Deed           | \$312,000 | \$321  | \$250K |
| Jul 9, 1993  | Resale          | Grant Deed           | \$118,500 | \$122  | \$115K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Hilliard Comstock Middle School | Middle     | 7–8    | 1.2 mi   |
| Hidden Valley Elementary School | Elementary | KG–6   | 1.8 mi   |
| Piner High School               | High       | 9–12   | 2.0 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

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

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

OWNERSHIP

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