

Single Family Residence **RESIDENTIAL**

# 1826 ROSEWOOD DR

SANTA ROSA, CA 95407

**\$435,196** TopHap Estimate · \$406 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,071 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1963**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$435K**

\$421K low

\$449K high

Est. Owner Equity

**\$435,196**

## TAX & ASSESSMENT

|                   |              |
|-------------------|--------------|
| Property Tax      | \$625 (2025) |
| Assessed Value    | \$57,637     |
| Previous Assessed | \$57,637     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Sonoma                  |
| Lot (acres)   | 0.14                    |
| Construction  | Wood (Unspecified)      |
| Heating       | None                    |
| Cooling       | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 65<br>FLOOD | 34<br>WILDFIRE | 27<br>DROUGHT |
|-------------|----------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                 | PRICE | \$/FT² | LOAN |
|-------------|-----------|----------------------|-------|--------|------|
| Oct 9, 2023 | Financing | Intrafamily Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Luther Burbank Elementary School | Elementary | KG–6   | 1.0 mi   |
| Elsie Allen High School          | High       | 9–12   | 1.3 mi   |
| Santa Rosa Middle School         | Middle     | 7–8    | 1.7 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 95407

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>89</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>44,580</b><br>POPULATION | <b>\$74K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|