

Single Family Residence w/ ADU

RESIDENTIAL

1620 RIDLEY AVE

SANTA ROSA, CA 95401

\$764,524 TopHap Estimate · \$399 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,915 ft²

LIVING AREA

0.26 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$765K

\$742K low

\$787K high

Last Sale

\$590,000 · Dec 15, 2015

Est. Owner Equity

\$284,524

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$7,949 (2025)
Assessed Value	\$698,432
Previous Assessed	\$698,432

PROPERTY FACTS

Property Type	Single Family Residence w/ ADU
County	Sonoma
Lot (acres)	0.26
Construction	Wood (Unspecified)
Heating	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

52
FLOOD

1
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 3, 2021	Financing	Intrafamily Transfer			\$480K
Dec 7, 2015	Resale	Grant Deed	\$590,000	\$308	\$472K
Dec 28, 2010	Recorded document	Grant Deed			
Dec 28, 2010	Resale	Grant Deed	\$449,000	\$234	\$443K
Aug 4, 2010	Non-arms-length	Trustees Deed	\$305,000	\$159	
Aug 4, 2010	Non-arms-length	Trustees Deed	\$305,000	\$159	
Sep 7, 2006	Recorded document	Grant Deed			
Sep 1, 2006	Recorded document	Grant Deed			
Sep 1, 2006	Quitclaim	Quit Claim Transfer			
Sep 8, 2006	Resale	Grant Deed	\$722,000	\$377	\$722K
Aug 5, 2003	Recorded document	Grant Deed			
Aug 4, 2003	Quitclaim	Quit Claim Transfer			\$302K

Aug 4, 2003 Recorded document Grant Deed

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Helen M. Lehman Elementary School	Elementary	KG–6	0.2 mi
Hilliard Comstock Middle School	Middle	7–8	0.5 mi
Piner High School	High	9–12	1.4 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 95401

81 CRIME INDEX	83 AIR POLLUTION	37,940 POPULATION	\$88K 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