

Single Family Residence w/ ADU

RESIDENTIAL

1272 RIDLEY AVE

SANTA ROSA, CA 95401

\$759,397 TopHap Estimate · \$374 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

3

BATHS

2,030 ft²

LIVING AREA

0.78 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$759K

\$718K low

\$801K high

Last Sale

\$681,000 · Apr 28, 2016

Est. Owner Equity

\$278,397

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$9,303 (2025)
Assessed Value	\$806,158
Previous Assessed	\$806,158

PROPERTY FACTS

Property Type	Single Family Residence w/ ADU
County	Sonoma
Lot (acres)	0.78
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

88
FLOOD

51
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 12, 2016	Resale	Grant Deed	\$681,000	\$335	\$481K
Dec 22, 2008	Resale	Grant Deed	\$355,000	\$175	
Nov 28, 2007	Non-arms-length	Trustees Deed	\$615,000	\$303	
Feb 25, 2004	Non-arms-length	Grant Deed	\$200,000	\$99	\$400K
Feb 25, 2002	Non-arms-length	Grant Deed	\$100,000	\$49	\$200K
Feb 9, 1999	Quitclaim	Quit Claim Transfer			
Oct 22, 1998	Financing	Trustees Deed			\$25K
Oct 22, 1998	Recorded document	Trustees Deed			
Apr 22, 1997	Non-arms-length	Grant Deed	\$250,909	\$124	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Helen M. Lehman Elementary School	Elementary	KG–6	0.2 mi
Hilliard Comstock Middle School	Middle	7–8	0.7 mi
Piner High School	High	9–12	1.6 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
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