

Single Family Residence **RESIDENTIAL**

2540 RICHIE PL

SANTA ROSA, CA 95403

\$747,093 TopHap Estimate · \$552 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,353 ft²

LIVING AREA

0.13 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$747K

\$677K low

\$817K high

Last Sale

\$700,000 · Jun 9, 2022

Est. Owner Equity

\$117,093

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$8,560 (2025)
Assessed Value	\$742,845
Previous Assessed	\$742,845

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

53 FLOOD	70 WILDFIRE	27 DROUGHT
-------------	----------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 6, 2022	Resale	Grant Deed	\$700,000	\$517	\$630K
Feb 8, 2022	Financing	Intrafamily Transfer			
Feb 8, 2022	Financing	Affidavit Of Death Of Joint Tenant			
Apr 10, 2007	Quitclaim	Quit Claim Transfer			\$284K
Sep 26, 1995	Recorded document	Trustees Deed			
Sep 26, 1995	Recorded document	Trustees Deed			
Oct 20, 1994	Resale	Grant Deed	\$157,000	\$116	\$141K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Piner High School	High	9–12	0.5 mi
Jack London Elementary School	Elementary	KG–6	0.9 mi

Hilliard Comstock Middle School	Middle	7–8	1.4 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

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

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

OWNERSHIP

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