

Planned Unit Development (Pud)

RESIDENTIAL

2735 DESERT ROSE LN

SANTA ROSA, CA 95407

\$665,990 TopHap Estimate · \$313 / ft² · confidence 96 · as of Jul 14, 2026

4

BEDS

2.5

BATHS

2,129 ft²

LIVING AREA

4,125 ft²

LOT SIZE

2001

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$666K

\$640K low

\$692K high

Last Sale

\$160,822 · May 21, 2020

Est. Owner Equity

\$535,990

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$7,326 (2025)
Assessed Value	\$622,116
Previous Assessed	\$609,919

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
County	SONOMA
Lot (acres)	0.10
Construction	Wood (Unspecified)
Heating	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

47
FLOOD

80
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 16, 2026	Financing	Grant Deed			\$130K
Aug 22, 2024	Financing	Intrafamily Transfer			\$80K
May 15, 2020	Resale	Grant Deed	\$160,500	\$75	\$483K
May 11, 2016	Resale	Grant Deed	\$525,000	\$247	\$515K
Dec 21, 2011	Financing	Intrafamily Transfer			\$338K
Jan 8, 2010	Resale	Grant Deed	\$350,000	\$164	\$344K
Sep 10, 2009	Non-arms-length	Trustees Deed	\$604,453	\$284	
Mar 19, 2007	Resale	Grant Deed	\$681,000	\$320	\$545K
Nov 16, 2005	Quitclaim	Quit Claim Transfer			
Nov 16, 2005	Quitclaim	Quit Claim Transfer			\$126K
Nov 23, 2005	Resale	Grant Deed	\$630,000	\$296	\$504K
Nov 22, 2005	Recorded document	Grant Deed			

Jun 29, 2005	Resale	Grant Deed	\$591,954	\$278	\$414K
Aug 5, 2004	Non-arms-length	Grant Deed	\$108,500	\$51	\$217K
Aug 5, 2003	Quitclaim	Quit Claim Transfer			\$332K
Jun 24, 2002	Quitclaim	Quit Claim Transfer			
Jul 27, 2001	Resale	Grant Deed	\$351,500	\$165	\$281K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Robert L. Stevens Elementary School	Elementary	KG–6	0.4 mi
Elsie Allen High School	High	9–12	0.8 mi
Hilliard Comstock Middle School	Middle	7–8	2.9 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

89 CRIME INDEX	87 AIR POLLUTION	44,580 POPULATION	\$74K 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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