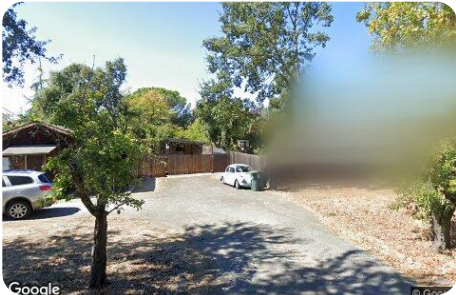


Duplex (2 Units, Any Combination) **RESIDENTIAL**

1705 RIDLEY AVE
SANTA ROSA, CA 95403



2
BEDS

1
BATHS

720 ft²
LIVING AREA

0.52 ac
LOT SIZE

1954
YEAR BUILT

1
STORIES

4
ROOMS

2
PARKING

TAX & ASSESSMENT

Property Tax	\$3,543 (2025)
Assessed Value	\$296,930
Previous Assessed	\$296,930

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Sonoma
Lot (acres)	0.52
Construction	Wood (Unspecified)

Heating	Floor/Wall Furnace
Cooling	None
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

54
FLOOD

57
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 4, 2020	Quitclaim	Quit Claim Transfer			
Mar 8, 2016	Financing	Intrafamily Transfer			\$305K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hilliard Comstock Middle School	Middle	7–8	0.3 mi
James Monroe Elementary School	Elementary	KG–6	0.4 mi
Piner High School	High	9–12	1.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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