

Single Family Residence **RESIDENTIAL**

1270 RIDLEY AVE

SANTA ROSA, CA 95401

\$499,934 TopHap Estimate · \$677 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1

BATHS

739 ft²

LIVING AREA

0.24 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

3

ROOMS

VALUATION

\$500K

\$467K low

\$533K high

Est. Owner Equity

\$336,934

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$2,343 (2025)
Assessed Value	\$204,979
Previous Assessed	\$204,979

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.24
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Pool	No

CLIMATE RISK

85
FLOOD

1
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 31, 2020	Quitclaim	Quit Claim Transfer			\$163K
Jan 16, 2002	Quitclaim	Quit Claim Transfer			\$163K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Helen M. Lehman Elementary School	Elementary	KG–6	0.2 mi
Hilliard Comstock Middle School	Middle	7–8	0.8 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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