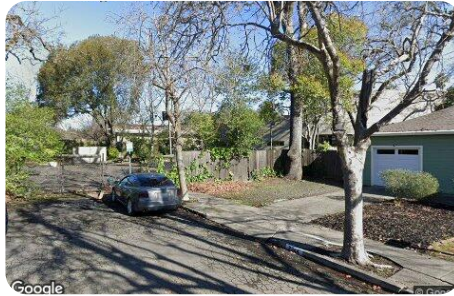


Single Family Residence **RESIDENTIAL**

## 2344 ROWE DR

SANTA ROSA, CA 95403

**\$579,313** TopHap Estimate · \$352 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,644 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1951**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

### VALUATION

**\$579K**

\$510K low

\$649K high

Last Sale

**\$385,000 · Jan 3, 2014**

Est. Owner Equity

**\$167,313**

Loan-to-Value

**72%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,421 (2025) |
| Assessed Value    | \$471,946      |
| Previous Assessed | \$471,946      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Sonoma                  |
| Lot (acres)   | 0.15                    |
| Construction  | Wood (Unspecified)      |
| Heating       | None                    |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**88**  
FLOOD

**62**  
WILDFIRE

**27**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|-----------|--------|--------|
| Aug 18, 2017 | Quitclaim       | Quit Claim Transfer |           |        | \$302K |
| Dec 31, 2013 | Resale          | Grant Deed          | \$385,000 | \$234  | \$308K |
| Sep 11, 2013 | Quitclaim       | Quit Claim Transfer |           |        |        |
| Oct 25, 2013 | Resale          | Grant Deed          | \$275,500 | \$168  | \$210K |
| May 3, 2013  | Non-arms-length | Trustees Deed       | \$249,750 | \$152  |        |
| Oct 24, 2007 | Quitclaim       | Quit Claim Transfer |           |        |        |
| Oct 22, 2007 | Resale          | Grant Deed          | \$421,000 | \$256  | \$379K |
| Jan 26, 2005 | Resale          | Grant Deed          | \$462,000 | \$281  | \$370K |
| Sep 6, 2002  | Resale          | Grant Deed          | \$295,000 | \$179  | \$236K |
| May 1, 2001  | Resale          | Grant Deed          | \$247,500 | \$151  | \$198K |
| Jan 4, 2001  | Quitclaim       | Quit Claim Transfer |           |        |        |
| Aug 9, 2000  | Quitclaim       | Quit Claim Transfer |           |        |        |

|                     |                 |            |           |      |        |
|---------------------|-----------------|------------|-----------|------|--------|
| <b>Jun 14, 1999</b> | Non-arms-length | Grant Deed | \$72,500  | \$44 | \$145K |
| <b>Oct 30, 1992</b> | Resale          | Grant Deed | \$152,000 | \$92 | \$137K |
| <b>Jan 19, 1989</b> | Resale          | Grant Deed | \$130,000 | \$79 | \$104K |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| <b>Steele Lane Elementary School</b> | Elementary | KG–6   | 0.2 mi   |
| <b>Santa Rosa High School</b>        | High       | 9–12   | 0.8 mi   |
| <b>Santa Rosa Middle School</b>      | Middle     | 7–8    | 1.5 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|