

Single Family Residence **RESIDENTIAL**

# 1710 RANDON WAY

SANTA ROSA, CA 95403

**\$754,300** TopHap Estimate · \$562 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,343 ft<sup>2</sup>**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**2019**  
YEAR BUILT

**1**  
STORIES

**5**  
ROOMS

**2**  
PARKING

## VALUATION

**\$754K**

\$696K low

\$813K high

Est. Owner Equity

**\$551,300**

Loan-to-Value

**27%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,672 (2025) |
| Assessed Value    | \$228,719      |
| Previous Assessed | \$228,719      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Sonoma                  |
| Lot (acres)   | 0.14                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

**48**  
FLOOD

**36**  
WILDFIRE

**27**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------|--------------------|--------|
| May 14, 2010 | Quitclaim | Quit Claim Transfer  |       |                    |        |
| May 12, 2009 | Financing | Intrafamily Transfer |       |                    | \$203K |
| May 12, 2009 | Quitclaim | Quit Claim Transfer  |       |                    |        |
| Dec 15, 2008 | Quitclaim | Quit Claim Transfer  |       |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Jack London Elementary School   | Elementary | KG–6   | 0.5 mi   |
| Piner High School               | High       | 9–12   | 1.3 mi   |
| Hilliard Comstock Middle School | 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

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

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|