

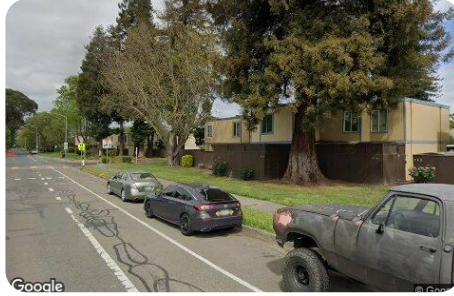
Planned Unit Development (Pud)

RESIDENTIAL

720 SIMPSON PL

SANTA ROSA, CA 95401

\$431,524 TopHap Estimate · \$410 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,052 ft²

LIVING AREA

1 ft²

LOT SIZE

1972

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$432K

\$410K low

\$453K high

Last Sale

\$405,000 · Aug 18, 2023

Est. Owner Equity

\$19,685

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$4,765 (2025)
Assessed Value	\$413,100
Previous Assessed	\$413,100

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
County	Sonoma
Construction	Wood (Unspecified)
Heating	Central
Cooling	Yes
Pool	No

CLIMATE RISK

49 FLOOD	1 WILDFIRE	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 7, 2023	Resale	Grant Deed	\$405,000	\$385	\$398K
Feb 3, 2017	Quitclaim	Quit Claim Transfer			\$123K
Jun 26, 2008	Resale	Grant Deed	\$100,000	\$95	\$80K
Feb 13, 2008	Non-arms-length	Trustees Deed	\$132,000	\$125	
Apr 7, 2005	Resale	Grant Deed	\$120,909	\$115	\$275K
Feb 8, 2005	Non-arms-length	Grant Deed	\$81,600	\$78	
Feb 18, 2004	Resale	Grant Deed	\$244,000	\$232	\$195K
Dec 18, 2001	Recorded document	Grant Deed			
Jun 8, 2001	Resale	Grant Deed	\$178,300	\$169	\$176K
May 21, 1999	Resale	Grant Deed	\$75,000	\$71	\$75K
Aug 30, 1994	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Abraham Lincoln Elementary School	Elementary	KG–6	0.1 mi
Santa Rosa High School	High	9–12	1.2 mi
Santa Rosa 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 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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