

Single Family Residence **RESIDENTIAL**

12855 RIDGE DR
SANTA ROSA VALLEY, CA 93012

\$1,730,593 TopHap Estimate · \$649 / ft² · confidence 94 · as of Jul 14, 2026



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3

BEDS

2.5

BATHS

2,668 ft²

LIVING AREA

1.37 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1.7M

\$1.6M low

\$1.8M high

Last Sale

\$465,000 · Jun 30, 1994

Est. Owner Equity

\$1,047,593

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$10,258 (2025)
Assessed Value	\$940,649
Previous Assessed	\$922,205

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	VENTURA
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 1,152 ft²

CLIMATE RISK

1
FLOOD

80
WILDFIRE

38
HEAT

27
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 2, 2021	Financing	Intrafamily Transfer			
Jun 30, 1994	Resale	Grant Deed	\$465,000	\$174	\$419K
Jan 4, 1989	Resale	Grant Deed	\$510,000	\$191	\$383K
Aug 5, 1988	Resale	Grant Deed	\$327,000	\$123	\$245K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Santa Rosa Technology Magnet School	Elementary	KG–8	0.5 mi
Adolfo Camarillo High School	High	9–12	7.6 mi

District: Oxnard Union High School District



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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 93012

95 CRIME INDEX	109 AIR POLLUTION	39,175 POPULATION	\$122K MEDIAN IN-COME	61°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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