

Single Family Residence **RESIDENTIAL**

12953 RIDGE DR

SANTA ROSA VALLEY, CA 93012

\$2,298,196 TopHap Estimate · \$746 / ft² · confidence 88 · as of Jul 14, 2026



3
BEDS

3
BATHS

3,080 ft²
LIVING AREA

4.11 ac
LOT SIZE

1988
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$2.3M

\$2M low

\$2.6M high

Last Sale

\$2,225,000 · Apr 22, 2025

Est. Owner Equity

\$518,196

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$14,600 (2025)
Assessed Value	\$2,269,500
Previous Assessed	\$1,311,680

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Fireplace	Yes
Pool	Yes

Patio · 720 ft²

CLIMATE RISK

100 FLOOD	81 WILDFIRE	38 HEAT	27 STORM	85 DROUGHT
---------------------	-----------------------	-------------------	--------------------	----------------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 9, 2025	Resale	Grant Deed	\$2,225,000	\$722	\$1.8M
Feb 21, 2018	Resale	Grant Deed	\$1,039,000	\$337	\$639K
Nov 2, 1993	Quitclaim	Quit Claim Transfer			
May 24, 1991	Resale	Grant Deed	\$485,000	\$157	\$270K
Aug 4, 1988	Resale	Grant Deed	\$355,500	\$115	\$284K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Santa Rosa Technology Magnet School	Elementary	KG–8	0.6 mi
Adolfo Camarillo High School	High	9–12	7.7 mi

District: Oxnard Union 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 93012

95 CRIME INDEX	109 AIR POLLUTION	39,175 POPULATION	\$122K MEDIAN IN-COME	61°F AVG TEMP	73% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------