

Single Family Residence **RESIDENTIAL**

12716 RIDGE DR

SANTA ROSA VALLEY, CA 93012

\$1,553,488 TopHap Estimate · \$657 / ft² · confidence 88 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,366 ft²
LIVING AREA

1.04 ac
LOT SIZE

1988
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$1.6M

\$1.4M low

\$1.7M high

Est. Owner Equity

\$628,488

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$6,616 (2025)
Assessed Value	\$612,337
Previous Assessed	\$600,331

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	78 WILDFIRE	38 HEAT	27 STORM	85 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 7, 2020	Quitclaim	Quit Claim Transfer			
May 15, 2008	Quitclaim	Quit Claim Transfer			\$600K
May 15, 2008	Quitclaim	Quit Claim Transfer			
Sep 13, 1988	Resale	Grant Deed	\$320,000	\$135	\$150K
Aug 16, 1988	Resale	Grant Deed	\$259,000	\$109	\$207K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Santa Rosa Technology Magnet School	Elementary	KG–8	0.4 mi
Adolfo Camarillo High School	High	9–12	7.6 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
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
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