

Residential - Vacant Land **RESIDENTIAL**

1291 RIDLEY AVE

SANTA ROSA, CA 95401



0.2 ac
LOT SIZE

VALUATION

Last Sale **\$60,000 · Apr 19, 2013**

TAX & ASSESSMENT

Property Tax	\$873 (2025)
Assessed Value	\$73,714
Previous Assessed	\$73,714

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Sonoma
Lot (acres)	0.20

Heating	None
Cooling	None
Pool	No

CLIMATE RISK

79
FLOOD

59
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 23, 2021	Financing	Intrafamily Transfer			
Jul 10, 2013	Non-arms-length	Grant Deed	\$30,000		
Apr 9, 2013	Resale	Grant Deed	\$60,000		
Aug 11, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Helen M. Lehman Elementary School	Elementary	KG–6	0.3 mi
Hilliard Comstock Middle School	Middle	7–8	0.8 mi
Piner High School	High	9–12	1.6 mi

District: Santa Rosa Elementary 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	Absentee owner
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