

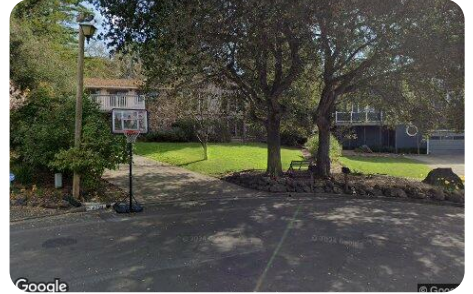
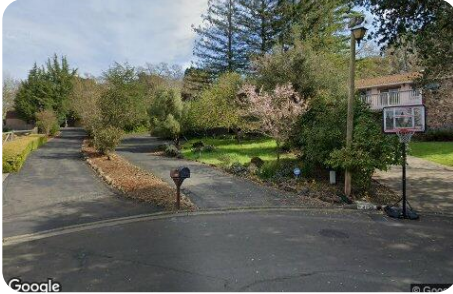
Single Family Residence

**RESIDENTIAL**

# 4750 SANTA ROSITA CT

SANTA ROSA, CA 95405

**\$1,184,870** TopHap Estimate · \$426 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**2,781 ft<sup>2</sup>**

LIVING AREA

**0.58 ac**

LOT SIZE

**1979**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**4**

PARKING

## VALUATION

**\$1.2M**

\$1.1M low

\$1.3M high

Last Sale

**\$500,000 · Apr 28, 2011**

Est. Owner Equity

**\$579,870**

Loan-to-Value

**52%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,201 (2025) |
| Assessed Value    | \$640,578      |
| Previous Assessed | \$640,578      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Sonoma                  |
| Lot (acres)   | 0.58                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

**1**  
FLOOD

**74**  
WILDFIRE

**27**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|----------------------|-----------|--------------------|--------|
| <b>Dec 8, 2022</b>  | Financing         | Intrafamily Transfer |           |                    |        |
| <b>Jun 26, 2013</b> | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| <b>Apr 14, 2011</b> | Resale            | Grant Deed           | \$500,000 | \$180              | \$180K |
| <b>Oct 20, 2010</b> | Recorded document | Grant Deed           |           |                    |        |
| <b>Aug 2, 2010</b>  | Foreclosure sale  | Trustees Deed        | \$595,000 | \$214              |        |
| <b>Sep 19, 2007</b> | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| <b>Sep 20, 2007</b> | Resale            | Grant Deed           | \$835,000 | \$300              | \$750K |
| <b>Apr 22, 1997</b> | Resale            | Grant Deed           | \$325,000 | \$117              | \$260K |
| <b>Aug 29, 1995</b> | Resale            | Grant Deed           | \$312,000 | \$112              | \$203K |
| <b>Sep 4, 1992</b>  | Resale            | Grant Deed           | \$355,000 | \$128              | \$269K |
| <b>May 31, 1989</b> | Resale            | Grant Deed           | \$355,000 | \$128              | \$266K |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Yulupa Elementary School | Elementary | KG–3   | 1.0 mi   |
| Montgomery High School   | Middle     | 7–12   | 1.5 mi   |

District: Bennett Valley Union 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 95405

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>59</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>21,539</b><br>POPULATION | <b>\$118K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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