

Single Family Residence **RESIDENTIAL**

4749 SANTA ROSITA CT

SANTA ROSA, CA 95405

\$998,073 TopHap Estimate · \$440 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,270 ft²

LIVING AREA

0.41 ac

LOT SIZE

1983

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$998K

\$891K low

\$1.1M high

Last Sale

\$712,500 · Dec 13, 2007

Est. Owner Equity

\$0

Loan-to-Value

110%

TAX & ASSESSMENT

Property Tax	\$10,483 (2025)
Assessed Value	\$935,864
Previous Assessed	\$935,864

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.41
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	75 WILDFIRE	27 DROUGHT
------------	----------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 25, 2016	Quitclaim	Quit Claim Transfer			
Feb 20, 2013	Quitclaim	Quit Claim Transfer			\$250K
Dec 4, 2007	Resale	Corporation Deed	\$712,500	\$314	\$417K
Dec 3, 2007	Quitclaim	Quit Claim Transfer			
Dec 5, 2007	Recorded document	Grant Deed			
Feb 16, 2007	Quitclaim	Quit Claim Transfer			
Apr 25, 2003	Resale	Grant Deed	\$615,000	\$271	\$430K
Sep 11, 2002	Quitclaim	Quit Claim Transfer			

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

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

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

OWNERSHIP

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