

Single Family Residence **RESIDENTIAL**

## 2134 RIVERA DR

SANTA ROSA, CA 95409

**\$844,046** TopHap Estimate · \$386 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**5**

BEDS

**2**

BATHS

**2,184 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1971**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

### VALUATION

**\$844K**

\$800K low

\$889K high

Est. Owner Equity

**\$337,796**

Loan-to-Value

**59%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,685 (2025) |
| Assessed Value    | \$738,205      |
| Previous Assessed | \$738,205      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Sonoma                  |
| Lot (acres)   | 0.14                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**94**  
FLOOD

**68**  
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   |
|--------------|-------------------|---------------------|-------|--------------------|--------|
| Jun 25, 2020 | Financing         | Grant Deed          |       |                    | \$506K |
| Jun 26, 2020 | Quitclaim         | Quit Claim Transfer |       |                    |        |
| Jun 25, 2020 | Recorded document | Affidavit Of Death  |       |                    |        |
| Sep 4, 2019  | Quitclaim         | Quit Claim Transfer |       |                    |        |
| Sep 26, 2018 | Financing         | Affidavit Of Death  |       |                    | \$1M   |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Madrone Elementary School   | Elementary | KG–6   | 0.2 mi   |
| Rincon Valley Middle School | Middle     | 7–8    | 0.9 mi   |
| Maria Carrillo High School  | High       | 9–12   | 1.2 mi   |

District: Santa Rosa 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 95409

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>105</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>24,776</b><br>POPULATION | <b>\$99K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|