

Single Family Residence w/ ADU

**RESIDENTIAL**

# 5690 RATERS DR

SANTA ROSA, CA 95409

**\$871,155** TopHap Estimate · \$455 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**1,914 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1998**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$871K**

\$800K low

\$942K high

Last Sale

**\$850,000 · Nov 7, 2024**

Est. Owner Equity

**\$236,155**

Loan-to-Value

**73%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$9,983 (2025) |
| Assessed Value    | \$850,000      |
| Previous Assessed | \$850,000      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | Single Family Residence w/ ADU |
| County        | Sonoma                         |
| Lot (acres)   | 0.13                           |
| Construction  | Wood (Unspecified)             |
| Heating       | Central                        |
| Fireplace     | Yes                            |
| Garage        | Garage, Attached               |
| Pool          | No                             |

## CLIMATE RISK

**1**  
FLOOD

**73**  
WILDFIRE

**27**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Nov 4, 2024  | Resale            | Grant Deed           | \$850,000 | \$444  | \$635K |
| Oct 29, 2024 | Financing         | Intrafamily Transfer |           |        |        |
| Jan 5, 2015  | Recorded document | Affidavit Of Death   |           |        |        |
| Dec 20, 1999 | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Oct 14, 1998 | Resale            | Grant Deed           | \$259,000 | \$135  | \$207K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Spring Lake Middle School  | Middle     | 7–8    | 0.5 mi   |
| Sequoia Elementary School  | Elementary | KG–6   | 0.5 mi   |
| Maria Carrillo High School | High       | 9–12   | 1.3 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>105</div> <div>CRIME INDEX</div> | <div>83</div> <div>AIR POLLUTION</div> | <div>24,776</div> <div>POPULATION</div> | <div>\$99K</div> <div>MEDIAN IN-COME</div> | <div>58°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|