

Single Family Residence **RESIDENTIAL**

1280 RIDLEY AVE

SANTA ROSA, CA 95401

\$606,548 TopHap Estimate · \$451 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,346 ft²

LIVING AREA

0.24 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$607K

\$573K low

\$640K high

Last Sale

\$160,000 · Jan 29, 1993

Est. Owner Equity

\$474,548

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$3,168 (2025)
Assessed Value	\$277,376
Previous Assessed	\$277,376

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.24
Construction	Wood (Unspecified)
Heating	Central
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

90
FLOOD

1
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, 2005	Quitclaim	Quit Claim Transfer			
Nov 16, 1995	Non-arms-length	Grant Deed	\$62,500	\$46	\$125K
Jan 29, 1993	Resale	Grant Deed	\$160,000	\$119	\$128K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Helen M. Lehman Elementary School	Elementary	KG–6	0.2 mi
Hilliard Comstock Middle School	Middle	7–8	0.7 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	Owner occupied
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