

Single Family Residence **RESIDENTIAL**

22 HOP RANCH CT

SANTA ROSA, CA 95403

\$994,797 TopHap Estimate · \$395 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,516 ft²

LIVING AREA

0.24 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$995K

\$928K low

\$1.1M high

Last Sale

\$290,000 · Mar 3, 1993

Est. Owner Equity

\$820,797

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$7,820 (2025)
Assessed Value	\$543,776
Previous Assessed	\$543,776

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.24
Construction	Wood (Unspecified)
Heating	None
Fireplace	Yes
Pool	Yes

CLIMATE RISK

100 FLOOD	62 WILDFIRE	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 5, 2018	Quitclaim	Quit Claim Transfer			
Mar 3, 1993	Resale	Grant Deed	\$290,000	\$115	\$163K
Jan 10, 1989	Resale	Grant Deed	\$226,500	\$90	\$181K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mark West Elementary School	Elementary	KG–6	0.6 mi
Piner High School	High	9–12	3.3 mi
Hilliard Comstock Middle School	Middle	7–8	3.7 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 95403

104 CRIME INDEX	86 AIR POLLUTION	43,826 POPULATION	\$97K 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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