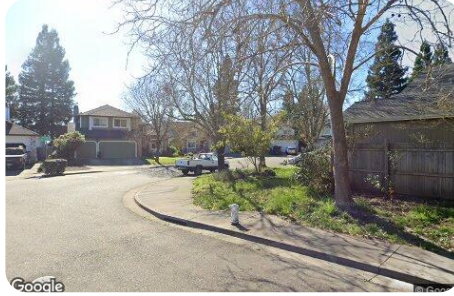


Single Family Residence **RESIDENTIAL**

10 HOP RANCH CT

SANTA ROSA, CA 95403

\$724,535 TopHap Estimate · \$399 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,815 ft²

LIVING AREA

0.18 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$725K

\$689K low

\$760K high

Est. Owner Equity

\$515,035

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$5,364 (2025)
Assessed Value	\$332,137
Previous Assessed	\$332,137

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.18
Construction	Wood (Unspecified)
Heating	None
Fireplace	Yes
Pool	No

CLIMATE RISK

100
FLOOD

62
WILDFIRE

27
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 3, 2022	Financing	Intrafamily Transfer			
Jan 11, 2000	Quitclaim	Quit Claim Transfer			\$50K
Aug 6, 1991	Quitclaim	Quit Claim Transfer			\$182K
Jan 13, 1989	Non-arms-length	Grant Deed	\$153,500	\$85	\$115K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mark West Elementary School	Elementary	KG–6	0.5 mi
Piner High School	High	9–12	3.2 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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