

Single Family Residence **RESIDENTIAL**

456 RIDGWAY AVE

SANTA ROSA, CA 95401

\$744,205 TopHap Estimate · \$408 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,825 ft²

LIVING AREA

0.2 ac

LOT SIZE

1920

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$744K

\$711K low

\$777K high

Last Sale

\$175,000 · Jun 27, 1997

Est. Owner Equity

\$200,455

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$4,240 (2025)
Assessed Value	\$367,225
Previous Assessed	\$367,225

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.20
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 9, 2007	Financing	Intrafamily Transfer			
Aug 10, 2007	Quitclaim	Quit Claim Transfer			
Jan 21, 2003	Quitclaim	Quit Claim Transfer			
Aug 8, 2001	Quitclaim	Quit Claim Transfer			
Jun 27, 1997	Resale	Grant Deed	\$175,000	\$96	\$131K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Santa Rosa High School	High	9–12	0.2 mi
Santa Rosa Middle School	Middle	7–8	0.6 mi
Proctor Terrace Elementary School	Elementary	KG–6	1.1 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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