

Single Family Residence **RESIDENTIAL**

## 2047 RIVERA DR

SANTA ROSA, CA 95409

**\$704,482** TopHap Estimate · \$456 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,544 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1973**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

### VALUATION

**\$704K**

\$681K low

\$728K high

Est. Owner Equity

**\$165,732**

Loan-to-Value

**76%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,869 (2025) |
| Assessed Value    | \$327,312      |
| Previous Assessed | \$327,312      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Sonoma                  |
| Lot (acres)   | 0.14                    |
| Construction  | Wood (Unspecified)      |
| Heating       | None                    |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**92**  
FLOOD

**68**  
WILDFIRE

**27**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------|--------|--------|
| Dec 19, 2012 | Quitclaim | Quit Claim Transfer  |       |        |        |
| Dec 19, 2012 | Financing | Intrafamily Transfer |       |        | \$280K |
| Oct 22, 2003 | Quitclaim | Quit Claim Transfer  |       |        |        |
| Jul 9, 2003  | Quitclaim | Quit Claim Transfer  |       |        | \$185K |
| Dec 19, 2001 | Quitclaim | Quit Claim Transfer  |       |        |        |
| Dec 6, 2001  | Quitclaim | Quit Claim Transfer  |       |        | \$185K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Madrone Elementary School   | Elementary | KG–6   | 0.3 mi   |
| Rincon Valley Middle School | Middle     | 7–8    | 1.0 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 | Owner occupied |
|-----------|----------------|