

Single Family Residence **RESIDENTIAL**

12818 RIDGE DR

SANTA ROSA VALLEY, CA 93012

\$1,647,960 TopHap Estimate · \$507 / ft² · confidence 86 · as of Jul 14, 2026



4
BEDS

3
BATHS

3,253 ft²
LIVING AREA

1.23 ac
LOT SIZE

1988
YEAR BUILT

1
STORIES

8
ROOMS

2
PARKING

VALUATION

\$1.6M

\$1.4M low

\$1.9M high

Est. Owner Equity

\$1,492,965

Loan-to-Value

9%

TAX & ASSESSMENT

Property Tax	\$7,160 (2025)
Assessed Value	\$662,145
Previous Assessed	\$649,162

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	79 WILDFIRE	38 HEAT	27 STORM	85 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 27, 2021	Financing	Intrafamily Transfer			
Aug 26, 1988	Resale	Grant Deed	\$346,000	\$106	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Santa Rosa Technology Magnet School	Elementary	KG–8	0.4 mi
Adolfo Camarillo High School	High	9–12	7.7 mi

District: Oxnard Union 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 93012

95 CRIME INDEX	109 AIR POLLUTION	39,175 POPULATION	\$122K MEDIAN IN-COME	61°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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