

Single Family Residence **RESIDENTIAL**

45 REDWOOD DR

ROSS, CA 94957

\$3,990,827 TopHap Estimate · \$1,855 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,151 ft²

LIVING AREA

0.16 ac

LOT SIZE

1908

YEAR BUILT

1

PARKING

VALUATION

\$4M

\$3.9M low

\$4.1M high

Last Sale

\$2,675,000 · May 17, 2018

Est. Owner Equity

\$2,647,727

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$39,635 (2025)
Assessed Value	\$3,098,695
Previous Assessed	\$3,037,952

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	MARIN
Lot (acres)	0.16
Heating	Central
Fireplace	Yes
Pool	No

Deck · 154 ft²

Patio · 235 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 10, 2025	Financing	Intrafamily Transfer			
May 15, 2018	Resale	Grant Deed	\$2,675,000	\$1244	\$1.3M
May 25, 2016	Resale	Grant Deed	\$2,470,000	\$1148	
Apr 21, 2014	Quitclaim	Quit Claim Transfer			
Jun 3, 2013	Quitclaim	Quit Claim Transfer			
Jun 3, 2013	Quitclaim	Quit Claim Transfer			
May 24, 2013	Resale	Grant Deed	\$1,985,000	\$923	\$1.1M
Jul 27, 2007	Quitclaim	Quit Claim Transfer			
Jul 27, 2007	Financing	Intrafamily Transfer			\$935K
Jul 31, 2006	Quitclaim	Quit Claim Transfer			
Sep 6, 1996	Quitclaim	Quit Claim Transfer			
Jul 21, 1995	Resale	Grant Deed	\$421,000	\$196	\$337K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ross School	Elementary	KG–8	0.3 mi
Redwood High School	High	9–12	2.1 mi

District: Tamalpais 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 94957

58 CRIME INDEX	83 AIR POLLUTION	2,366 POPULATION	\$260K MEDIAN IN-COME	58°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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