

Single Family Residence w/ ADU

RESIDENTIAL

940 RUSSELL AVE

SANTA ROSA, CA 95403

\$963,308

TopHap Estimate · \$429 / ft² · confidence 97 · as of Jul 14, 2026



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5

BEDS

4

BATHS

2,245 ft²

LIVING AREA

0.16 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

9

ROOMS

3

PARKING

VALUATION

\$963K

\$930K low

\$996K high

Est. Owner Equity

\$578,308

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$6,992 (2025)
Assessed Value	\$608,812
Previous Assessed	\$608,812

PROPERTY FACTS

Property Type	Single Family Residence w/ ADU
County	Sonoma
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

42
FLOOD

58
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 8, 2015	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Steele Lane Elementary School	Elementary	KG–6	0.8 mi
Hilliard Comstock Middle School	Middle	7–8	1.1 mi
Piner High School	High	9–12	1.9 mi

District: Santa Rosa High School District



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

OWNERSHIP

Occupancy

Absentee owner