

Single Family Residence **RESIDENTIAL**

1696 RANDON WAY

SANTA ROSA, CA 95403

\$798,573 TopHap Estimate · \$452 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,766 ft²

LIVING AREA

0.15 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$799K

\$719K low

\$878K high

Last Sale

\$289,000 · Jul 29, 2011

Est. Owner Equity

\$255,573

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$4,088 (2025)
Assessed Value	\$352,096
Previous Assessed	\$352,096

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

50 FLOOD	62 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
Jul 24, 2024	Financing	Intrafamily Transfer			
Jul 21, 2011	Resale	Grant Deed	\$289,000	\$164	\$282K
Jul 22, 2008	Recorded document	Affidavit Of Death			
Jul 7, 1998	Resale	Trustees Deed	\$219,000	\$124	\$164K
Jul 7, 1998	Quitclaim	Quit Claim Transfer			
Jun 24, 1998	Quitclaim	Quit Claim Transfer			
Mar 16, 1993	Quitclaim	Quit Claim Transfer			\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jack London Elementary School	Elementary	KG–6	0.6 mi
Piner High School	High	9–12	1.3 mi
Hilliard Comstock Middle School	Middle	7–8	1.5 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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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