

Single Family Residence **RESIDENTIAL**

4008 GARNET PL

SANTA ROSA, CA 95405

\$1,235,037 TopHap Estimate · \$483 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,559 ft²

LIVING AREA

1.12 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$1.2M

\$1.2M low

\$1.3M high

Last Sale

\$1,240,000 · Aug 23, 2024

Est. Owner Equity

\$243,037

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$14,461 (2025)
Assessed Value	\$1,240,000
Previous Assessed	\$1,240,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	1.12
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1
FLOOD

74
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 19, 2024	Financing	Intrafamily Transfer			\$992K
Aug 19, 2024	Resale	Grant Deed	\$1,240,000	\$485	
Aug 12, 1999	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Manzanita Elementary School	Elementary	KG–6	0.8 mi
Montgomery High School	Middle	7–12	1.3 mi

District: Rincon Valley Union Elementary 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 95405

59 CRIME INDEX	89 AIR POLLUTION	21,539 POPULATION	\$118K MEDIAN IN-COME	58°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
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