

Single Family Residence **RESIDENTIAL**

4012 GARNET PL

SANTA ROSA, CA 95405

\$1,511,078 TopHap Estimate · \$348 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

4

BATHS

4,344 ft²

LIVING AREA

1.26 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1.5M

\$1.3M low

\$1.7M high

Est. Owner Equity

\$1,411,078

Loan-to-Value

6%

TAX & ASSESSMENT

Property Tax	\$7,858 (2025)
Assessed Value	\$666,842
Previous Assessed	\$666,842

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	1.26
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

75
WILDFIRE

27
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Manzanita Elementary School	Elementary	KG–6	0.9 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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------