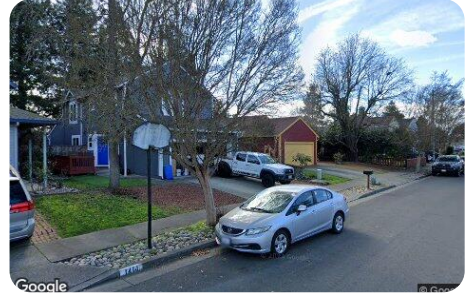


Single Family Residence **RESIDENTIAL**

# 1414 RUSCH CT

SANTA ROSA, CA 95401

**\$573,900** TopHap Estimate · \$387 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,483 ft<sup>2</sup>**

LIVING AREA

**3,680 ft<sup>2</sup>**

LOT SIZE

**1988**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## VALUATION

**\$574K**

\$560K low

\$588K high

Last Sale

**\$112,100 · Aug 7, 1989**

Est. Owner Equity

**\$322,931**

Loan-to-Value

**44%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,496 (2025) |
| Assessed Value    | \$295,289      |
| Previous Assessed | \$295,289      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Sonoma                  |
| Lot (acres)   | 0.08                    |
| Construction  | Wood (Unspecified)      |
| Heating       | None                    |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 53<br>FLOOD | 37<br>WILDFIRE | 27<br>DROUGHT |
|-------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|----------------------|-----------|--------|--------|
| Jun 3, 2025  | Financing       | Intrafamily Transfer |           |        |        |
| Jul 29, 2016 | Quitclaim       | Quit Claim Transfer  |           |        | \$99K  |
| Mar 18, 1994 | Quitclaim       | Quit Claim Transfer  |           |        | \$134K |
| Oct 16, 1991 | Non-arms-length | Grant Deed           | \$167,500 | \$113  | \$134K |
| Aug 7, 1989  | Resale          | Grant Deed           | \$112,100 | \$76   | \$112K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Roseland Elementary School | Elementary | KG–6   | 0.3 mi   |
| Santa Rosa Middle School   | Middle     | 7–8    | 1.5 mi   |
| Elsie Allen High School    | High       | 9–12   | 1.8 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.

### **NEIGHBORHOOD · ZIP 95401**

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>81</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>37,940</b><br>POPULATION | <b>\$88K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### **OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|