

Single Family Residence **RESIDENTIAL**

1731 RANDON WAY

SANTA ROSA, CA 95403

\$735,899 TopHap Estimate · \$491 / ft² · confidence 86 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,498 ft²
LIVING AREA

0.16 ac
LOT SIZE

2019
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$736K

\$636K low

\$835K high

Last Sale

\$187,500 · Jul 24, 1991

Est. Owner Equity

\$256,899

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$3,772 (2025)
Assessed Value	\$331,541
Previous Assessed	\$331,541

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

50
FLOOD

37
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 9, 2021	Financing	Intrafamily Transfer			
Jun 9, 2021	Financing	Intrafamily Transfer			
May 21, 2018	Financing	Trustees Deed			\$100K
Jul 24, 1991	Resale	Grant Deed	\$187,500	\$125	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jack London Elementary School	Elementary	KG–6	0.5 mi
Piner High School	High	9–12	1.4 mi
Hilliard Comstock Middle School	Middle	7–8	1.6 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 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	Owner occupied
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