

Single Family Residence **RESIDENTIAL**

1736 RANDON WAY

SANTA ROSA, CA 95403

\$716,992 TopHap Estimate · \$441 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,626 ft²

LIVING AREA

0.12 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$717K

\$676K low

\$758K high

Last Sale

\$650,000 · Nov 19, 2021

Est. Owner Equity

\$78,766

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$7,952 (2025)
Assessed Value	\$689,785
Previous Assessed	\$689,785

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.12
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

44
FLOOD

40
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 17, 2021	Resale	Grant Deed	\$650,000	\$400	\$638K
Dec 20, 2017	Resale	Grant Deed	\$565,000	\$347	\$482K
Apr 15, 2015	Quitclaim	Quit Claim Transfer			\$421K
Apr 14, 2015	Resale	Grant Deed	\$429,000	\$264	
Mar 11, 2015	Recorded document	Grant Deed			
Nov 7, 2011	Recorded document	Grant Deed			
Nov 8, 2007	Quitclaim	Quit Claim Transfer			
Apr 6, 2004	Quitclaim	Quit Claim Transfer			\$299K
Apr 17, 2001	Quitclaim	Quit Claim Transfer			\$296K
Jul 15, 1999	Quitclaim	Quit Claim Transfer			\$202K
Jul 15, 1999	Resale	Trustees Deed	\$225,500	\$139	

Oct 31, 1996	Resale	Grant Deed	\$171,000	\$105	\$137K
Sep 17, 1992	Quitclaim	Quit Claim Transfer			\$162K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jack London Elementary School	Elementary	KG–6	0.4 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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