

Single Family Residence **RESIDENTIAL**

1732 RANDON WAY

SANTA ROSA, CA 95403

\$764,653 TopHap Estimate · \$418 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,831 ft²

LIVING AREA

0.12 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$765K

\$685K low

\$844K high

Est. Owner Equity

\$136,903

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$3,490 (2025)
Assessed Value	\$307,378
Previous Assessed	\$307,378

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.12
Construction	Wood (Unspecified)
Heating	Central
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

44 FLOOD	39 WILDFIRE	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 24, 2012	Quitclaim	Quit Claim Transfer			
Jul 15, 1999	Resale	Grant Deed	\$200,000	\$109	\$180K

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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