

Single Family Residence **RESIDENTIAL**

# 1750 RANDON WAY

SANTA ROSA, CA 95403

**\$846,464** TopHap Estimate · \$400 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,114 ft<sup>2</sup>**

LIVING AREA

**0.27 ac**

LOT SIZE

**1988**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

## VALUATION

**\$846K**

\$725K low

\$968K high

Est. Owner Equity

**\$612,464**

Loan-to-Value

**28%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,116 (2025) |
| Assessed Value    | \$272,547      |
| Previous Assessed | \$272,547      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Sonoma                  |
| Lot (acres)   | 0.27                    |
| Construction  | Wood (Unspecified)      |
| Heating       | None                    |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 54<br>FLOOD | 40<br>WILDFIRE | 27<br>DROUGHT |
|-------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------|--------|--------|
| Aug 31, 2012 | Quitclaim | Quit Claim Transfer  |       |        |        |
| Aug 31, 2012 | Quitclaim | Quit Claim Transfer  |       |        | \$114K |
| Aug 12, 2009 | Quitclaim | Quit Claim Transfer  |       |        |        |
| Apr 10, 2009 | Financing | Intrafamily Transfer |       |        | \$120K |

## 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>104</div> <div>CRIME INDEX</div> | <div>86</div> <div>AIR POLLUTION</div> | <div>43,826</div> <div>POPULATION</div> | <div>\$97K</div> <div>MEDIAN IN-COME</div> | <div>58°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

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