

Planned Unit Development (Pud)

RESIDENTIAL

1701 RUSSELL AVE

SANTA ROSA, CA 95403

\$415,483

TopHap Estimate · \$421 / ft² · confidence 98 · as of Jul 14, 2026



2

BEDS

1

BATHS

986 ft²

LIVING AREA

0.14 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

2

ROOMS

VALUATION

\$415K

\$405K low

\$426K high

Last Sale

\$191,000 · Oct 24, 2008

Est. Owner Equity

\$158,828

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$2,847 (2025)
Assessed Value	\$245,943
Previous Assessed	\$241,122

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Custom Design
County	SONOMA
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

87
FLOOD

35
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 20, 2008	Resale	Grant Deed	\$191,000	\$194	\$188K
Jun 17, 2008	Non-arms-length	Trustees Deed	\$365,726	\$371	
Aug 19, 2005	Resale	Grant Deed	\$420,000	\$426	\$336K
Aug 13, 2003	Recorded document	Grant Deed			
Oct 22, 1997	Non-arms-length	Grant Deed	\$72,000	\$73	
Sep 7, 1995	Non-arms-length	Grant Deed	\$63,000	\$64	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hilliard Comstock Middle School	Middle	7–8	1.0 mi
Piner High School	High	9–12	1.6 mi
Hidden Valley Elementary School	Elementary	KG–6	2.1 mi

District: Santa Rosa Elementary 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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