

Single Family Residence **RESIDENTIAL**

## 2226 RIVERA DR

SANTA ROSA, CA 95409

**\$727,971** TopHap Estimate · \$473 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,540 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**1963**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

### VALUATION

**\$728K**

\$692K low

\$764K high

Last Sale

**\$285,000 · Apr 11, 2011**

Est. Owner Equity

**\$499,971**

Loan-to-Value

**32%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,399 (2025) |
| Assessed Value    | \$365,124      |
| Previous Assessed | \$365,124      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Sonoma                  |
| Lot (acres)   | 0.22                    |
| Construction  | Wood (Unspecified)      |
| Heating       | None                    |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

**95**  
FLOOD

**69**  
WILDFIRE

**27**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Mar 22, 2011 | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Mar 3, 2011  | Resale            | Grant Deed           | \$285,000 | \$185  | \$228K |
| Oct 15, 2010 | Non-arms-length   | Trustees Deed        | \$325,000 | \$211  |        |
| Sep 8, 2009  | Foreclosure sale  | Trustees Deed        | \$338,000 | \$219  |        |
| Dec 22, 2006 | Financing         | Intrafamily Transfer |           |        | \$492K |
| Nov 15, 2006 | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Dec 6, 2006  | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Jan 6, 2004  | Resale            | Grant Deed           | \$455,000 | \$295  | \$364K |
| Jan 6, 2004  | Recorded document | Grant Deed           |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Madrone Elementary School   | Elementary | KG–6   | 0.3 mi   |
| Rincon Valley Middle School | Middle     | 7–8    | 0.8 mi   |
| Maria Carrillo High School  | High       | 9–12   | 1.1 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 95409

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>105</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>24,776</b><br>POPULATION | <b>\$99K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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