

Planned Unit Development (Pud)

RESIDENTIAL

1012 RUBICON WAY

SANTA ROSA, CA 95401

\$635,861 TopHap Estimate · \$472 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,346 ft²

LIVING AREA

3,985 ft²

LOT SIZE

1986

YEAR BUILT

2

STORIES

3

ROOMS

VALUATION

\$636K

\$612K low

\$659K high

Last Sale

\$20,000 · Sep 18, 2025

Est. Owner Equity

\$93,861

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$6,536 (2025)
Assessed Value	\$571,001
Previous Assessed	\$559,806

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Custom Design
County	SONOMA
Lot (acres)	0.09
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

96
FLOOD

71
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 14, 2025	Quitclaim	Quit Claim Transfer	\$20,000	\$15	
Jun 10, 2020	Quitclaim	Quit Claim Transfer			
Jun 10, 2020	Quitclaim	Quit Claim Transfer			\$377K
Oct 5, 2017	Quitclaim	Quit Claim Transfer			
Apr 14, 2017	Non-arms-length	Grant Deed	\$108,000	\$80	
Mar 22, 2017	Quitclaim	Quit Claim Transfer			
Mar 21, 2017	Resale	Grant Deed	\$492,000	\$366	\$393K
Aug 5, 2015	Financing	Intrafamily Transfer			\$101K
Mar 10, 2003	Quitclaim	Quit Claim Transfer			\$204K
Dec 10, 1999	Resale	Grant Deed	\$203,500	\$151	\$203K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Helen M. Lehman Elementary School	Elementary	KG–6	0.9 mi
Santa Rosa High School	High	9–12	2.3 mi
Santa Rosa Middle School	Middle	7–8	2.6 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 95401

81 CRIME INDEX	83 AIR POLLUTION	37,940 POPULATION	\$88K 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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