

Single Family Residence **RESIDENTIAL**

2535 RICHIE PL

SANTA ROSA, CA 95403

\$549,925 TopHap Estimate · \$485 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,133 ft²

LIVING AREA

3,167 ft²

LOT SIZE

1991

YEAR BUILT

2

STORIES

3

ROOMS

VALUATION

\$550K

\$531K low

\$569K high

Est. Owner Equity

\$458,980

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$2,203 (2025)
Assessed Value	\$196,003
Previous Assessed	\$196,003

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.07
Construction	Wood (Unspecified)
Heating	None
Pool	No

CLIMATE RISK

42 FLOOD	70 WILDFIRE	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 12, 2019	Quitclaim	Quit Claim Transfer	\$45,500	\$40	\$91K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Piner High School	High	9–12	0.5 mi
Jack London Elementary School	Elementary	KG–6	0.8 mi
Hilliard Comstock Middle School	Middle	7–8	1.4 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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