

Planned Unit Development (Pud)

RESIDENTIAL

784 SIMPSON PL

SANTA ROSA, CA 95401

\$388,981 TopHap Estimate · \$370 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,052 ft²

LIVING AREA

1 ft²

LOT SIZE

1972

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$389K

\$345K low

\$433K high

Last Sale

\$260,000 · Sep 9, 2022

Est. Owner Equity

\$388,981

TAX & ASSESSMENT

Property Tax	\$3,143 (2025)
Assessed Value	\$270,504
Previous Assessed	\$270,504

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
County	Sonoma
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

47
FLOOD

61
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 2, 2022	Resale	Grant Deed	\$260,000	\$247	
Feb 14, 2012	Non-arms-length	Trustees Deed	\$59,400	\$56	
Mar 18, 2011	Foreclosure sale	Trustees Deed	\$8,417	\$8	
Mar 23, 2011	Resale	Certificate Of Purchase	\$8,417	\$8	
Aug 17, 1998	Financing	Grant Deed			\$66K
Jul 28, 1994	Resale	Grant Deed	\$70,000	\$67	\$66K
Dec 19, 1989	Resale	Grant Deed	\$46,000	\$44	\$37K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Abraham Lincoln Elementary School	Elementary	KG–6	0.1 mi
Santa Rosa High School	High	9–12	1.2 mi
Santa Rosa Middle School	Middle	7–8	1.5 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 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	Absentee owner
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