

Planned Unit Development (Pud)

RESIDENTIAL

780 SIMPSON PL

SANTA ROSA, CA 95401

\$395,603 TopHap Estimate · \$376 / ft² · confidence 88 · 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

\$396K

\$348K low

\$443K high

Last Sale

\$80,000 · Aug 6, 2010

Est. Owner Equity

\$35,603

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$3,763 (2025)
Assessed Value	\$324,957
Previous Assessed	\$324,957

PROPERTY FACTS

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

CLIMATE RISK

49
FLOOD

61
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 6, 2018	Quitclaim	Quit Claim Transfer			
Apr 6, 2017	Quitclaim	Quit Claim Transfer	\$272,727	\$259	
Aug 2, 2010	Resale	Grant Deed	\$80,000	\$76	
Aug 3, 2010	Recorded document	Grant Deed			
Jun 27, 2005	Resale	Grant Deed	\$110,000	\$105	\$225K
Feb 14, 2003	Recorded document	Grant Deed			
Nov 29, 2001	Non-arms-length	Grant Deed	\$30,000	\$29	\$110K
Nov 29, 2001	Quitclaim	Quit Claim Transfer			
Jul 8, 1993	Resale	Grant Deed	\$74,000	\$70	\$73K
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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