

Single Family Residence **RESIDENTIAL**

# 5686 EAGLE ROCK CT

SANTA ROSA, CA 95409

**\$1,132,750** TopHap Estimate · \$430 / ft<sup>2</sup> · confidence 92 · as of Jun 23, 2026



**4**

BEDS

**3**

BATHS

**2,637 ft<sup>2</sup>**

LIVING AREA

**0.43 ac**

LOT SIZE

**1989**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

## VALUATION

**\$1.1M**

\$1M low

\$1.2M high

Last Sale

**\$395,000 · Jun 30, 1993**

Est. Owner Equity

**\$237,050**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,045 (2025) |
| Assessed Value    | \$684,813      |
| Previous Assessed | \$684,813      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Sonoma                  |
| Lot (acres)   | 0.43                    |
| Construction  | Wood (Unspecified)      |
| Heating       | None                    |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|            |                |               |
|------------|----------------|---------------|
| 1<br>FLOOD | 82<br>WILDFIRE | 27<br>DROUGHT |
|------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Oct 26, 2012 | Financing | Intrafamily Transfer |           |        | \$345K |
| Oct 26, 2012 | Quitclaim | Quit Claim Transfer  |           |        |        |
| Jun 18, 2012 | Quitclaim | Quit Claim Transfer  |           |        |        |
| Apr 23, 2003 | Quitclaim | Quit Claim Transfer  |           |        |        |
| Jun 30, 1993 | Resale    | Grant Deed           | \$395,000 | \$150  | \$315K |
| Nov 9, 1989  | Resale    | Grant Deed           | \$350,454 | \$133  | \$263K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Austin Creek Elementary School | Elementary | KG–6   | 0.4 mi   |
| Spring Lake Middle School      | Middle     | 7–8    | 1.2 mi   |
| Maria Carrillo High School     | High       | 9–12   | 2.0 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

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

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

OWNERSHIP

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