

Single Family Residence **RESIDENTIAL**

## 2463 RUDESILL LN

SANTA ROSA, CA 95404

**\$852,718** TopHap Estimate · \$342 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,495 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**2012**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

### VALUATION

**\$853K**

\$799K low

\$907K high

Last Sale

**\$197,500 · Mar 30, 2016**

Est. Owner Equity

**\$338,718**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,407 (2025) |
| Assessed Value    | \$541,757      |
| Previous Assessed | \$541,757      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Sonoma                  |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Heating       | None                    |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 47<br>FLOOD | 81<br>WILDFIRE | 27<br>DROUGHT |
|-------------|----------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Nov 30, 2020 | Financing | Intrafamily Transfer |           |                    |        |
| Nov 25, 2020 | Financing | Intrafamily Transfer |           |                    | \$365K |
| Mar 24, 2016 | Resale    | Grant Deed           | \$197,500 | \$79               | \$400K |
| May 17, 2013 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Aug 30, 2012 | Financing | Grant Deed           |           |                    | \$424K |
| Oct 20, 2005 | Quitclaim | Quit Claim Transfer  |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Kawana Springs Elementary School | Elementary | PK–6   | 0.6 mi   |
| Montgomery High School           | Middle     | 7–12   | 1.6 mi   |

District: Bellevue Union 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 95404

|                           |                            |                             |                                 |                         |                        |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>102</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>43,241</b><br>POPULATION | <b>\$104K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|