

Single Family Residence **RESIDENTIAL**

21 ROWE RANCH DR

NOVATO, CA 94949

\$1,139,594 TopHap Estimate · \$612 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,863 ft²

LIVING AREA

0.17 ac

LOT SIZE

2005

YEAR BUILT

2

PARKING

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$803,000 · Mar 24, 2005

Est. Owner Equity

\$439,094

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$14,101 (2025)
Assessed Value	\$1,140,989
Previous Assessed	\$1,118,621

PROPERTY FACTS

Property Type	Single Family Residence
County	MARIN
Lot (acres)	0.17
Heating	Central
Fireplace	Yes
Pool	No

Deck · 118 ft²

Patio · 1,018 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 10, 2015	Financing	Intrafamily Transfer			\$626K
Jan 4, 2005	Resale	Grant Deed	\$802,581	\$431	\$640K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Loma Verde Elementary School	Elementary	KG–5	0.5 mi
San Jose Intermediate	Middle	6–8	1.1 mi
Novato High School	High	9–12	1.7 mi

District: Novato Unified 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 94949

84 CRIME INDEX	86 AIR POLLUTION	17,065 POPULATION	\$118K MEDIAN IN-COME	59°F AVG TEMP	78% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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