

Single Family Residence **RESIDENTIAL**

1718 RANDON WAY

SANTA ROSA, CA 95403

\$751,973 TopHap Estimate · \$411 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,831 ft²

LIVING AREA

0.11 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

3

ROOMS

VALUATION

\$752K

\$731K low

\$773K high

Last Sale

\$480,000 · Jul 14, 2004

Est. Owner Equity

\$751,973

TAX & ASSESSMENT

Property Tax	\$7,632 (2025)
Assessed Value	\$669,060
Previous Assessed	\$655,942

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SONOMA
Lot (acres)	0.11
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

50
FLOOD

37
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 19, 2026	Financing	Grant Deed			
Jul 14, 2004	Resale	Grant Deed	\$480,000	\$262	\$384K
May 8, 2003	Resale	Grant Deed	\$369,000	\$202	\$295K
Apr 26, 1999	Quitclaim	Quit Claim Transfer			
Oct 21, 1998	Quitclaim	Quit Claim Transfer			
May 1, 1998	Non-arms-length	Grant Deed	\$82,500	\$45	\$165K
Jan 4, 1996	Quitclaim	Quit Claim Transfer			
Nov 9, 1995	Resale	Grant Deed	\$176,500	\$96	\$168K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jack London Elementary School	Elementary	KG–6	0.5 mi
Piner High School	High	9–12	1.3 mi
Hilliard Comstock Middle School	Middle	7–8	1.6 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 95403

104 CRIME INDEX	86 AIR POLLUTION	43,826 POPULATION	\$97K MEDIAN IN-COME	58°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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