

Single Family Residence **RESIDENTIAL**

# 12914 RIDGE DR

SANTA ROSA VALLEY, CA 93012

**\$2,438,147** TopHap Estimate · \$555 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**7**  
BEDS

**5**  
BATHS

**4,397 ft<sup>2</sup>**  
LIVING AREA

**1.13 ac**  
LOT SIZE

**1988**  
YEAR BUILT

**2**  
STORIES

**12**  
ROOMS

**2**  
PARKING

## VALUATION

**\$2.4M**

\$2.3M low

\$2.6M high

Last Sale

**\$2,230,000 · Jan 9, 2023**

Est. Owner Equity

**\$1,439,147**

Loan-to-Value

**40%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$25,709 (2025) |
| Assessed Value    | \$2,366,493     |
| Previous Assessed | \$2,320,092     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | VENTURA                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

Patio · 472 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 80<br>WILDFIRE | 38<br>HEAT | 27<br>STORM | 85<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE       | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-------------|--------|--------|
| Dec 12, 2022 | Resale    | Grant Deed          | \$2,230,000 | \$507  |        |
| Jan 28, 2020 | Quitclaim | Quit Claim Transfer |             |        |        |
| Apr 11, 2008 | Resale    | Grant Deed          | \$1,200,000 | \$273  | \$840K |
| Oct 22, 2002 | Quitclaim | Quit Claim Transfer |             |        |        |
| Jul 6, 2001  | Resale    | Grant Deed          | \$759,000   | \$173  | \$607K |
| May 4, 1993  | Quitclaim | Quit Claim Transfer |             |        | \$300K |
| Aug 5, 1988  | Resale    | Grant Deed          | \$354,000   | \$81   | \$283K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Santa Rosa Technology Magnet School | Elementary | KG–8   | 0.5 mi   |
| Adolfo Camarillo High School        | High       | 9–12   | 7.7 mi   |

District: Oxnard Union 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 93012

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>95</b><br>CRIME INDEX | <b>109</b><br>AIR POLLUTION | <b>39,175</b><br>POPULATION | <b>\$122K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|