

Multi-Family - Vacant Land

RESIDENTIAL

1801 RIDLEY AVE

SANTA ROSA, CA 95403



2.61 ac

LOT SIZE

VALUATION

Last Sale

\$1,460,000 · May 10, 2023

TAX & ASSESSMENT

Property Tax	\$17,313 (2025)
Assessed Value	\$1,518,984
Previous Assessed	\$1,518,984

PROPERTY FACTS

Property Type	Multi-Family - Vacant Land
County	Sonoma
Lot (acres)	2.61

Heating	None
Cooling	None
Pool	No

CLIMATE RISK

51
FLOOD

61
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 8, 2023	Resale	Grant Deed	\$1,460,000		\$1M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hilliard Comstock Middle School	Middle	7–8	0.2 mi
James Monroe Elementary School	Elementary	KG–6	0.3 mi
Piner High School	High	9–12	1.2 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

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

OWNERSHIP

Occupancy	Absentee owner
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