

Single Family Residence **RESIDENTIAL**

46 RANDALL LN

SANTA ROSA, CA 95409

\$889,777 TopHap Estimate · \$630 / ft² · confidence 84 · as of Jul 14, 2026



3
BEDS

1.5
BATHS

1,412 ft²
LIVING AREA

0.34 ac
LOT SIZE

1958
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$890K

\$750K low

\$1M high

Last Sale

\$889,000 · Apr 28, 2025

Est. Owner Equity

\$178,577

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$8,637 (2025)
Assessed Value	\$730,640
Previous Assessed	\$716,315

PROPERTY FACTS

Property Type	Single Family Residence
County	SONOMA
Lot (acres)	0.34
Construction	Wood (Unspecified)
Heating	None
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

80
FLOOD

63
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 23, 2025	Resale	Grant Deed	\$889,000	\$630	\$711K
Dec 28, 2020	Resale	Grant Deed	\$675,000	\$478	
Dec 29, 2020	Financing	Intrafamily Transfer			\$608K
Nov 21, 2019	Financing	Intrafamily Transfer			\$495K
Jun 12, 2018	Resale	Grant Deed	\$625,000	\$443	\$500K
Jul 19, 2011	Resale	Grant Deed	\$300,000	\$212	\$326K
Aug 3, 2010	Non-arms-length	Trustees Deed	\$292,500	\$207	
Jul 20, 2006	Resale	Grant Deed	\$646,500	\$458	\$517K
Jul 26, 2006	Quitclaim	Quit Claim Transfer			
Jul 27, 2006	Quitclaim	Quit Claim Transfer			
Jul 27, 2005	Resale	Grant Deed	\$569,500	\$403	\$427K
Aug 24, 2004	Resale	Grant Deed	\$520,000	\$368	\$416K

Aug 24, 2004	Recorded document	Grant Deed			
Oct 10, 2003	Quitclaim	Quit Claim Transfer			
Aug 13, 2003	Resale	Grant Deed	\$460,000	\$326	\$345K
Apr 18, 2003	Resale	Grant Deed	\$113,000	\$80	\$280K
May 15, 1990	Resale	Trustees Deed	\$232,500	\$165	\$186K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Whited Elementary Charter School	Elementary	KG–6	0.7 mi
Spring Lake Middle School	Middle	7–8	1.3 mi
Maria Carrillo High School	High	9–12	1.5 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 95409

105 CRIME INDEX	83 AIR POLLUTION	24,776 POPULATION	\$99K MEDIAN IN-COME	58°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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