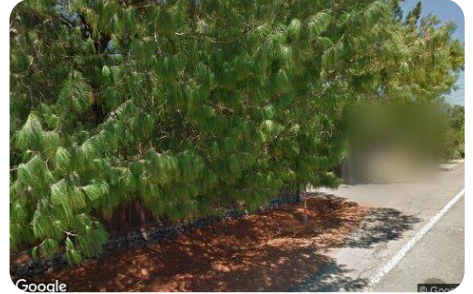
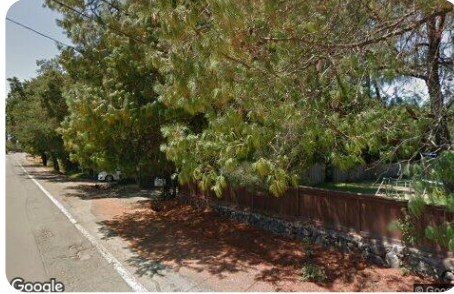


Single Family Residence **RESIDENTIAL**

931 MIDDLE RINCON RD

SANTA ROSA, CA 95409

\$714,250 TopHap Estimate · \$572 / ft² · confidence 85 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,249 ft²

LIVING AREA

0.41 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

3

ROOMS

VALUATION

\$714K

\$607K low

\$821K high

Last Sale

\$800,000 · Jan 15, 2021

Est. Owner Equity

\$74,250

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$10,140 (2025)
Assessed Value	\$865,943
Previous Assessed	\$848,965

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SONOMA
Lot (acres)	0.41
Construction	Frame (Unspecified)
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

50
FLOOD

82
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 14, 2021	Financing	Intrafamily Transfer			
Jan 14, 2021	Resale	Grant Deed	\$800,000	\$641	\$640K
Jan 9, 2007	Quitclaim	Quit Claim Transfer			\$640K
Feb 10, 2006	Quitclaim	Quit Claim Transfer			
Apr 18, 2005	Resale	Grant Deed	\$950,000	\$761	\$555K
Apr 7, 2005	Quitclaim	Quit Claim Transfer			
Oct 23, 2002	Quitclaim	Quit Claim Transfer			
May 28, 2002	Resale	Grant Deed	\$550,000	\$440	\$440K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Valley Middle School	Middle	7–8	0.2 mi
Binkley Elementary Charter School	Elementary	KG–6	0.7 mi

Maria Carrillo High School	High	9–12	0.7 mi
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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	Owner occupied
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