

Single Family Residence **RESIDENTIAL**

2531 RICHIE PL

SANTA ROSA, CA 95403

\$563,785 TopHap Estimate · \$574 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2

BATHS

982 ft²

LIVING AREA

2,977 ft²

LOT SIZE

1991

YEAR BUILT

2

STORIES

4

ROOMS

2

PARKING

VALUATION

\$564K

\$541K low

\$587K high

Last Sale

\$495,000 · Oct 30, 2020

Est. Owner Equity

\$93,535

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$6,176 (2025)
Assessed Value	\$535,800
Previous Assessed	\$535,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.07
Construction	Wood (Unspecified)
Heating	None
Garage	Garage, Attached
Pool	No

CLIMATE RISK

42 FLOOD	70 WILDFIRE	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 27, 2020	Resale	Grant Deed	\$495,000	\$504	\$470K
Feb 17, 2017	Financing	Intrafamily Transfer			\$60K
Aug 27, 2012	Resale	Grant Deed	\$241,000	\$245	\$234K
Sep 17, 2009	Quitclaim	Quit Claim Transfer			
Aug 26, 2009	Quitclaim	Quit Claim Transfer			
Aug 24, 2009	Resale	Grant Deed	\$235,000	\$239	
Jun 25, 2009	Non-arms-length	Trustees Deed	\$280,505	\$286	
Aug 13, 2004	Resale	Grant Deed	\$365,000	\$372	\$279K
Aug 30, 2002	Resale	Grant Deed	\$270,000	\$275	\$229K
May 3, 2000	Resale	Grant Deed	\$180,000	\$183	\$143K
Dec 17, 1997	Quitclaim	Quit Claim Transfer	\$6,700	\$7	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Piner High School	High	9–12	0.5 mi
Jack London Elementary School	Elementary	KG–6	0.8 mi
Hilliard Comstock Middle School	Middle	7–8	1.4 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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