

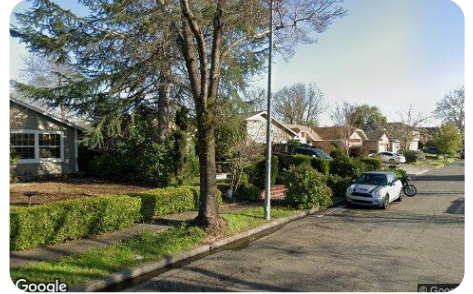
Single Family Residence w/ ADU

RESIDENTIAL

448 RUSTY DR

SANTA ROSA, CA 95401

\$690,445 TopHap Estimate · \$342 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,017 ft²

LIVING AREA

0.16 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

4

ROOMS

2

PARKING

VALUATION

\$690K

\$648K low

\$733K high

Last Sale

\$580,500 · Mar 6, 2017

Est. Owner Equity

\$100,716

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$7,954 (2025)
Assessed Value	\$673,712
Previous Assessed	\$673,712

PROPERTY FACTS

Property Type	Single Family Residence w/ ADU
County	Sonoma
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

53
FLOOD

67
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 27, 2017	Resale	Grant Deed	\$580,500	\$288	\$570K
Aug 8, 1996	Resale	Grant Deed	\$186,000	\$92	\$149K
Feb 11, 1993	Quitclaim	Quit Claim Transfer			\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wright Charter	Elementary	KG–8	1.1 mi
Elsie Allen High School	High	9–12	2.6 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 95401

81 CRIME INDEX	83 AIR POLLUTION	37,940 POPULATION	\$88K 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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