

Single Family Residence

RESIDENTIAL

450 RUSTY DR

SANTA ROSA, CA 95401

\$679,023 TopHap Estimate · \$387 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,755 ft²

LIVING AREA

0.16 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$679K

\$639K low

\$719K high

Last Sale

\$350,000 · Jul 6, 2010

Est. Owner Equity

\$264,023

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$5,222 (2025)
Assessed Value	\$448,399
Previous Assessed	\$448,399

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

50
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
Jun 15, 2010	Resale	Grant Deed	\$350,000	\$199	\$345K
Jun 16, 2010	Quitclaim	Quit Claim Transfer			
Jun 15, 2010	Quitclaim	Quit Claim Transfer			
Jun 21, 2010	Quitclaim	Quit Claim Transfer			
Jan 19, 2010	Quitclaim	Quit Claim Transfer			
Jan 19, 2010	Recorded document	Affidavit Of Death			
Jul 27, 1993	Resale	Grant Deed	\$177,500	\$101	
Jul 2, 1992	Financing	Grant Deed			\$101K

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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