

Triplex (3 Units, Any Combination)

RESIDENTIAL

540 MIDDLE RINCON RD

SANTA ROSA, CA 95409



5

BEDS

3

BATHS

2,052 ft²

LIVING AREA

0.5 ac

LOT SIZE

1940

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

Last Sale

\$721,000 · Sep 1, 2022

TAX & ASSESSMENT

Property Tax

\$8,994 (2025)

Assessed Value

\$749,927

Previous Assessed

\$749,927

PROPERTY FACTS

Property Type	Triplex (3 Units, Any Combination)
County	Sonoma
Lot (acres)	0.50
Construction	Wood (Unspecified)
Heating	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	63 WILDFIRE	27 DROUGHT
-------------------	-----------------------	----------------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 24, 2022	Resale	Grant Deed	\$721,000	\$351	
Dec 10, 2018	Quitclaim	Quit Claim Transfer			
Dec 20, 2007	Resale	Grant Deed	\$800,000	\$390	\$530K
Nov 17, 2000	Quitclaim	Quit Claim Transfer			
Jan 12, 1993	Quitclaim	Quit Claim Transfer			\$85K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Binkley Elementary Charter School	Elementary	KG–6	0.4 mi
Rincon Valley Middle School	Middle	7–8	0.7 mi
Maria Carrillo High School	High	9–12	0.8 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------