

Planned Unit Development (Pud)

**RESIDENTIAL**

# 763 ROCKWELL PL

SANTA ROSA, CA 95401

**\$333,704** TopHap Estimate · \$371 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**900 ft<sup>2</sup>**

LIVING AREA

**1 ft<sup>2</sup>**

LOT SIZE

**1972**

YEAR BUILT

**2**

STORIES

**4**

ROOMS

## VALUATION

**\$334K**

\$295K low

\$372K high

Last Sale

**\$148,500 · Mar 25, 2016**

Est. Owner Equity

**\$216,704**

Loan-to-Value

**37%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,096 (2025) |
| Assessed Value    | \$266,348      |
| Previous Assessed | \$266,348      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | Planned Unit Development (Pud) |
| County        | Sonoma                         |
| Construction  | Wood (Unspecified)             |
| Heating       | None                           |
| Cooling       | Yes                            |
| Pool          | No                             |

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 49<br>FLOOD | 60<br>WILDFIRE | 27<br>DROUGHT |
|-------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Oct 27, 2020 | Financing         | Intrafamily Transfer |           |        | \$117K |
| Oct 27, 2020 | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Jul 19, 2018 | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Jul 30, 2018 | Recorded document | Affidavit Of Death   |           |        |        |
| Mar 17, 2016 | Resale            | Grant Deed           | \$148,500 | \$165  | \$119K |
| Oct 11, 2004 | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Dec 14, 1999 | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Oct 5, 1994  | Quitclaim         | Quit Claim Transfer  |           |        | \$300K |
| Aug 30, 1994 | Quitclaim         | Quit Claim Transfer  |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Abraham Lincoln Elementary School | Elementary | KG–6   | 0.1 mi   |
| Santa Rosa High School            | High       | 9–12   | 1.2 mi   |
| Santa Rosa 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 95401

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>81</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>37,940</b><br>POPULATION | <b>\$88K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|