

Single Family Residence **RESIDENTIAL**

2238 HIBISCUS DR

SANTA ROSA, CA 95404

\$817,066 TopHap Estimate · \$404 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,021 ft²

LIVING AREA

0.11 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$817K

\$795K low

\$839K high

Last Sale

\$680,000 · May 6, 2016

Est. Owner Equity

\$253,563

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$9,286 (2025)
Assessed Value	\$804,975
Previous Assessed	\$804,975

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.11
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

43
FLOOD

80
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 8, 2020	Financing	Intrafamily Transfer			\$510K
Jul 8, 2020	Quitclaim	Quit Claim Transfer			
Jun 23, 2020	Quitclaim	Quit Claim Transfer			
Jun 23, 2020	Quitclaim	Quit Claim Transfer			
May 3, 2016	Resale	Grant Deed	\$680,000	\$336	\$544K
Jun 6, 2008	Non-arms-length	Grant Deed	\$244,000	\$121	\$488K
Feb 13, 2006	Resale	Grant Deed	\$757,000	\$375	\$606K
Feb 21, 2006	Quitclaim	Quit Claim Transfer			
Nov 1, 2005	Quitclaim	Quit Claim Transfer			\$30M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kawana Springs Elementary School	Elementary	PK–6	0.5 mi
Montgomery High School	Middle	7–12	1.4 mi

District: Bellevue Union Elementary 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 95404

102 CRIME INDEX	82 AIR POLLUTION	43,241 POPULATION	\$104K 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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