

Quadplex (4 Units, Any Combination)

**RESIDENTIAL**

## 263 ROBIN WAY

SANTA ROSA, CA 95407



**2**

BEDS

**1**

BATHS

**2,912 ft²**

LIVING AREA

**0.34 ac**

LOT SIZE

**1971**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**4**

PARKING

### Pre-foreclosure (NOD)

A foreclosure-related notice has been recorded for this property.

### VALUATION

Last Sale

**\$337,500 · Jun 15, 2023**

### TAX & ASSESSMENT

Property Tax

**\$15,227 (2025)**

Assessed Value

**\$904,340**

Previous Assessed

**\$886,609**

## PROPERTY FACTS

|               |                                     |
|---------------|-------------------------------------|
| Property Type | Quadplex (4 Units, Any Combination) |
| Style         | Custom Design                       |
| County        | SONOMA                              |
| Lot (acres)   | 0.34                                |
| Construction  | Wood (Unspecified)                  |
| Cooling       | None                                |
| Garage        | Garage, Attached                    |
| Pool          | No                                  |

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 37<br>FLOOD | 80<br>WILDFIRE | 27<br>DROUGHT |
|-------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Jun 9, 2023  | Non-arms-length   | Grant Deed          | \$119,758 | \$41   | \$150K |
| Sep 5, 2006  | Quitclaim         | Quit Claim Transfer |           |        |        |
| Sep 5, 2006  | Recorded document | Grant Deed          |           |        |        |
| Aug 9, 2006  | Resale            | Grant Deed          | \$675,000 | \$232  | \$540K |
| Jul 25, 2003 | Resale            | Grant Deed          | \$589,000 | \$202  |        |
| Jul 25, 2003 | Financing         | Grant Deed          |           |        | \$471K |
| Sep 10, 1999 | Resale            | Grant Deed          | \$299,000 | \$103  | \$224K |
| May 1, 1992  | Quitclaim         | Quit Claim Transfer |           |        | \$202K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Bellevue Elementary School      | Elementary | PK–6   | 0.8 mi   |
| Elsie Allen High School         | High       | 9–12   | 0.9 mi   |
| Hilliard Comstock Middle School | Middle     | 7–8    | 4.2 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 95407

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>89</div> <div>CRIME INDEX</div> | <div>87</div> <div>AIR POLLUTION</div> | <div>44,580</div> <div>POPULATION</div> | <div>\$74K</div> <div>MEDIAN IN-COME</div> | <div>58°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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