

Single Family Residence **RESIDENTIAL**

274 REDWOOD RISE

THE SEA RANCH, CA 95497

\$771,075 TopHap Estimate · \$1,360 / ft² · confidence 94 · as of Jul 14, 2026

2
BEDS

1
BATHS

567 ft²
LIVING AREA

2,025 ft²
LOT SIZE

1973
YEAR BUILT

2
STORIES

4
ROOMS

VALUATION

\$771K

\$726K low

\$816K high

Last Sale

\$422,500 · Jun 26, 2018

Est. Owner Equity

\$771,075

TAX & ASSESSMENT

Property Tax	\$7,302 (2025)
Assessed Value	\$480,728
Previous Assessed	\$480,728

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.05
Construction	Wood (Unspecified)
Heating	None
Cooling	None
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	73 WILDFIRE	30 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 14, 2018	Resale	Grant Deed	\$422,500	\$745	
Oct 30, 2015	Resale	Grant Deed	\$315,000	\$556	\$221K
May 8, 2012	Resale	Grant Deed	\$240,000	\$423	
Jul 17, 2006	Resale	Grant Deed	\$410,000	\$723	\$250K
Aug 1, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Horicon Elementary School	Elementary	KG–8	4.8 mi
Point Arena High School	High	9–12	18.7 mi

District: Point Arena Joint Union 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 95497

196 CRIME INDEX	84 AIR POLLUTION	38 POPULATION	\$91K MEDIAN IN-COME	54°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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