

Single Family Residence **RESIDENTIAL**

276 REDWOOD RISE

THE SEA RANCH, CA 95497

\$802,521 TopHap Estimate · \$1,415 / ft² · confidence 87 · 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

\$803K

\$696K low

\$909K high

Last Sale

\$775,000 · Mar 24, 2025

Est. Owner Equity

\$221,349

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax

\$6,150 (2025)

Assessed Value

\$372,565

Previous Assessed

\$372,565

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 5, 2025	Resale	Grant Deed	\$775,000	\$1367	\$581K
Jul 21, 2021	Financing	Intrafamily Transfer			
Apr 1, 2015	Resale	Grant Deed	\$310,000	\$547	\$248K
Aug 8, 2013	Resale	Grant Deed	\$289,000	\$510	
Aug 14, 2013	Quitclaim	Quit Claim Transfer			
Mar 17, 2006	Resale	Grant Deed	\$395,000	\$697	\$163K
Apr 5, 1999	Quitclaim	Quit Claim Transfer	\$35,000	\$62	
Mar 3, 1999	Quitclaim	Quit Claim Transfer			
Mar 3, 1999	Quitclaim	Quit Claim Transfer			
Mar 3, 1999	Quitclaim	Quit Claim Transfer			
Nov 10, 1998	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	18.8 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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