

Planned Unit Development (Pud)

RESIDENTIAL

765 SIMPSON PL

SANTA ROSA, CA 95401

\$398,147 TopHap Estimate · \$378 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,052 ft²

LIVING AREA

1,050 ft²

LOT SIZE

1972

YEAR BUILT

2

STORIES

3

ROOMS

1

PARKING

VALUATION

\$398K

\$361K low

\$435K high

Last Sale

\$50,000 · Feb 26, 2021

Est. Owner Equity

\$0

Loan-to-Value

113%

TAX & ASSESSMENT

Property Tax	\$3,904 (2025)
Assessed Value	\$340,149
Previous Assessed	\$333,480

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Custom Design
County	SONOMA
Lot (acres)	0.02
Construction	Wood (Unspecified)
Roof	Roll Tar & Gravel
Heating	None
Cooling	Yes
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

47
FLOOD

61
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 22, 2021	Non-arms-length	Grant Deed	\$50,000	\$48	\$150K
Jan 18, 2018	Resale	Grant Deed	\$299,000	\$284	\$194K
Jan 5, 2018	Resale	Grant Deed	\$299,000	\$284	
Dec 7, 2011	Quitclaim	Quit Claim Transfer			
Jul 23, 2010	Resale	Grant Deed	\$84,000	\$80	\$63K
Apr 18, 2005	Resale	Grant Deed	\$295,000	\$280	\$236K
Jul 31, 2002	Resale	Grant Deed	\$334,364	\$318	\$181K
Jan 26, 1989	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Abraham Lincoln Elementary School	Elementary	KG–6	0.2 mi
Santa Rosa High School	High	9–12	1.3 mi
Santa Rosa Middle School	Middle	7–8	1.6 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

81 CRIME INDEX	83 AIR POLLUTION	37,940 POPULATION	\$88K MEDIAN IN-COME	58°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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