

Planned Unit Development (Pud)

RESIDENTIAL

766 SIMPSON PL

SANTA ROSA, CA 95401

\$380,979 TopHap Estimate · \$362 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,052 ft²

LIVING AREA

1,560 ft²

LOT SIZE

1972

YEAR BUILT

2

STORIES

3

ROOMS

VALUATION

\$381K

\$337K low

\$425K high

Last Sale

\$100,000 · Aug 4, 2009

Est. Owner Equity

\$380,979

TAX & ASSESSMENT

Property Tax	\$1,499 (2025)
Assessed Value	\$128,758
Previous Assessed	\$126,234

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Custom Design
County	SONOMA
Lot (acres)	0.04
Construction	Wood (Unspecified)
Heating	Central
Cooling	Yes
Pool	No

CLIMATE RISK

49
FLOOD

60
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 11, 2015	Quitclaim	Quit Claim Transfer			
Jul 20, 2009	Resale	Grant Deed	\$100,000	\$95	
Jul 29, 2009	Quitclaim	Quit Claim Transfer			
May 26, 2009	Non-arms-length	Trustees Deed	\$244,360	\$232	
Mar 17, 2005	Quitclaim	Quit Claim Transfer			
Mar 1, 2005	Resale	Grant Deed	\$275,000	\$261	\$242K
Oct 29, 1999	Resale	Grant Deed	\$85,000	\$81	\$81K
Jul 15, 1998	Resale	Grant Deed	\$63,000	\$60	\$60K
Jun 1, 1990	Resale	Grant Deed	\$92,000	\$87	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Abraham Lincoln Elementary School	Elementary	KG–6	0.1 mi
Santa Rosa High School	High	9–12	1.2 mi
Santa Rosa Middle School	Middle	7–8	1.5 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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