

Planned Unit Development (Pud)

RESIDENTIAL

769 SIMPSON PL

SANTA ROSA, CA 95401

\$381,093

TopHap Estimate · \$362 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,052 ft²

LIVING AREA

1 ft²

LOT SIZE

1972

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$381K

\$341K low

\$422K high

Last Sale

\$105,000 · Sep 17, 2008

Est. Owner Equity

\$302,868

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$1,604 (2025)
Assessed Value	\$135,198
Previous Assessed	\$135,198

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
County	Sonoma
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Pool	No

CLIMATE RISK

47 FLOOD	61 WILDFIRE	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 21, 2017	Quitclaim	Quit Claim Transfer			
Sep 10, 2008	Quitclaim	Quit Claim Transfer			
Aug 26, 2008	Resale	Grant Deed	\$105,000	\$100	\$78K
May 29, 2008	Foreclosure sale	Trustees Deed	\$103,950	\$99	
Apr 20, 2006	Financing	Intrafamily Transfer			\$323K
Dec 10, 2004	Recorded document	Grant Deed			
Nov 30, 2004	Resale	Grant Deed	\$290,000	\$276	\$232K
Apr 12, 2002	Resale	Grant Deed	\$174,500	\$166	\$170K
Sep 13, 1996	Resale	Grant Deed	\$66,000	\$63	\$66K

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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