

Planned Unit Development (Pud)

RESIDENTIAL

787 SIMPSON PL

SANTA ROSA, CA 95401

\$429,180

TopHap Estimate · \$408 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,052 ft²

LIVING AREA

1,052 ft²

LOT SIZE

1972

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$429K

\$412K low

\$446K high

Last Sale

\$385,000 · Jul 21, 2022

Est. Owner Equity

\$57,980

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$1,731 (2025)
Assessed Value	\$400,553
Previous Assessed	\$400,553

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
County	Sonoma
Lot (acres)	0.02
Construction	Wood (Unspecified)
Heating	Central
Cooling	Yes
Garage	Garage, Attached
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	\$/FT²	LOAN
Jul 7, 2022	Resale	Grant Deed	\$385,000	\$366	\$385K
Feb 12, 2015	Resale	Grant Deed	\$215,000	\$204	\$211K
Feb 3, 2015	Quitclaim	Quit Claim Transfer			
Feb 12, 2015	Quitclaim	Quit Claim Transfer			
Oct 2, 2013	Recorded document	Grant Deed			
Oct 2, 2013	Quitclaim	Quit Claim Transfer			
Dec 20, 2007	Resale	Grant Deed	\$179,000	\$170	\$143K
Dec 28, 2007	Quitclaim	Quit Claim Transfer			
Jul 12, 2007	Foreclosure sale	Trustees Deed	\$225,000	\$214	
Aug 24, 2005	Quitclaim	Quit Claim Transfer			\$270K
May 6, 2004	Non-arms-length	Grant Deed	\$235,000	\$223	\$212K
Apr 15, 2004	Non-arms-length	Grant Deed	\$113,200	\$108	

May 30, 2002	Resale	Grant Deed	\$176,000	\$167	\$174K
May 30, 2002	Recorded document	Grant Deed			
May 30, 2002	Quitclaim	Quit Claim Transfer			
Aug 27, 2001	Financing	Grant Deed			\$83K
Feb 22, 2000	Recorded document	Grant Deed			
Jun 11, 1996	Resale	Grant Deed	\$66,000	\$63	\$66K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Abraham Lincoln Elementary School	Elementary	KG–6	0.1 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	Owner occupied
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