

Planned Unit Development (Pud)

**RESIDENTIAL**

# 2138 RIESLING WAY

SANTA ROSA, CA 95403

**\$535,910**

TopHap Estimate · \$342 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



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**3**

BEDS

**2**

BATHS

**1,568 ft<sup>2</sup>**

LIVING AREA

**1 ft<sup>2</sup>**

LOT SIZE

**1984**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## VALUATION

**\$536K**

\$507K low

\$565K high

Last Sale

**\$530,000 · Feb 6, 2025**

Est. Owner Equity

**\$139,410**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,709 (2025) |
| Assessed Value    | \$503,010      |
| Previous Assessed | \$503,010      |

## PROPERTY FACTS

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

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 65<br>FLOOD | 57<br>WILDFIRE | 27<br>DROUGHT |
|-------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Jan 28, 2025 | Resale            | Grant Deed          | \$530,000 | \$338  | \$397K |
| Sep 23, 2021 | Resale            | Grant Deed          | \$474,000 | \$302  | \$465K |
| Mar 1, 2019  | Quitclaim         | Quit Claim Transfer |           |        |        |
| Dec 27, 2013 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Nov 5, 2013  | Recorded document | Affidavit Of Death  |           |        |        |
| Sep 23, 2003 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Mar 31, 1992 | Quitclaim         | Quit Claim Transfer |           |        | \$65K  |
| Apr 11, 1989 | Resale            | Trustees Deed       | \$119,000 | \$76   |        |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| James Monroe Elementary School  | Elementary | KG–6   | 0.4 mi   |
| Hilliard Comstock Middle School | Middle     | 7–8    | 0.6 mi   |
| Piner High School               | High       | 9–12   | 1.0 mi   |

District: Santa Rosa High School District



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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 95403

|                           |                            |                             |                                    |                         |                        |
|---------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>104</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>43,826</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-<br>COME | <b>58°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|