

Single Family Residence **RESIDENTIAL**

1980 RUSSELL AVE

SANTA ROSA, CA 95403

\$636,024 TopHap Estimate · \$612 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,040 ft²

LIVING AREA

0.14 ac

LOT SIZE

1947

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$636K

\$611K low

\$661K high

Last Sale

\$170,000 · Aug 28, 2015

Est. Owner Equity

\$304,024

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$4,900 (2025)
Assessed Value	\$426,313
Previous Assessed	\$426,313

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

75
FLOOD

60
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 4, 2019	Financing	Intrafamily Transfer			\$327K
Aug 24, 2015	Non-arms-length	Grant Deed	\$173,000	\$166	\$345K
Aug 24, 2015	Non-arms-length	Grant Deed	\$170,000	\$163	
Jul 9, 2014	Resale	Grant Deed	\$345,000	\$332	\$339K
Jul 8, 2014	Quitclaim	Quit Claim Transfer			
Feb 13, 2013	Non-arms-length	Grant Deed	\$42,000	\$40	
Mar 26, 2012	Resale	Grant Deed	\$86,245	\$83	
Feb 23, 2012	Resale	Grant Deed	\$172,500	\$166	\$86K
Feb 23, 2012	Quitclaim	Quit Claim Transfer			
Mar 31, 2004	Resale	Grant Deed	\$282,000	\$271	\$226K
Mar 31, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hilliard Comstock Middle School	Middle	7–8	0.9 mi
Piner High School	High	9–12	1.6 mi
Hidden Valley Elementary School	Elementary	KG–6	2.2 mi

District: Santa Rosa Elementary 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 95403

104 CRIME INDEX	86 AIR POLLUTION	43,826 POPULATION	\$97K 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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