

Single Family Residence **RESIDENTIAL**

1940 RUSSELL AVE

SANTA ROSA, CA 95403

\$699,613 TopHap Estimate · \$494 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,415 ft²

LIVING AREA

0.43 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$700K

\$668K low

\$731K high

Last Sale

\$187,000 · Jul 3, 1995

Est. Owner Equity

\$569,613

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$3,562 (2025)
Assessed Value	\$311,091
Previous Assessed	\$311,091

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.43
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

76 FLOOD	46 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
Apr 17, 2017	Quitclaim	Quit Claim Transfer			
Jan 21, 2017	Financing	Affidavit Of Death			\$130K
May 11, 2007	Quitclaim	Quit Claim Transfer			
Jul 3, 1995	Resale	Grant Deed	\$187,000	\$132	\$168K
May 28, 1992	Financing	Grant Deed			\$30K

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	2.1 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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