

Residential - Vacant Land

RESIDENTIAL

3945 RINCON RIDGE DR

SANTA ROSA, CA 95404

\$2,782,716 TopHap Estimate · \$595 / ft² · confidence 85 · as of Jun 23, 2026



5

BEDS

5

BATHS

4,675 ft²

LIVING AREA

0.79 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$2.8M

\$2.4M low

\$3.2M high

Last Sale

\$250,000 · Jan 14, 2021

Est. Owner Equity

\$1,032,716

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$3,113 (2025)
Assessed Value	\$270,608
Previous Assessed	\$270,608

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Sonoma
Lot (acres)	0.80
Heating	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1
FLOOD

83
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 27, 2026	Resale	Grant Deed	\$2,775,500	\$594	\$1.3M
Sep 10, 2024	Financing	Intrafamily Transfer			\$1.8M
Jan 8, 2021	Resale	Grant Deed	\$250,000	\$53	
Dec 20, 2019	Resale	Grant Deed	\$225,000	\$48	\$111K
Nov 21, 2019	Quitclaim	Quit Claim Transfer			
Jun 18, 2013	Quitclaim	Quit Claim Transfer			
Oct 20, 2004	Resale	Grant Deed	\$1,495,000	\$320	\$650K
Jun 30, 2004	Resale	Grant Deed	\$1,475,000	\$316	\$500K
May 9, 2003	Financing	Trustees Deed			\$825K
Apr 12, 2002	Resale	Grant Deed	\$277,500	\$59	\$139K
Feb 18, 2000	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hidden Valley Elementary School	Elementary	KG–6	1.4 mi
Santa Rosa High School	High	9–12	3.1 mi
Santa Rosa Middle School	Middle	7–8	3.4 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 95404

102 CRIME INDEX	82 AIR POLLUTION	43,241 POPULATION	\$104K 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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