

Single Family Residence **RESIDENTIAL**

422 TRAIL RIDGE PL

SANTA ROSA, CA 95409

\$1,373,762 TopHap Estimate · \$538 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,552 ft²

LIVING AREA

1.2 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.4M high

Last Sale

\$1,230,000 · Oct 10, 2018

Est. Owner Equity

\$1,373,762

TAX & ASSESSMENT

Property Tax	\$15,035 (2025)
Assessed Value	\$1,328,225
Previous Assessed	\$1,328,225

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	1.20
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

19 FLOOD	83 WILDFIRE	36 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 4, 2018	Resale	Grant Deed	\$1,230,000	\$482	
Sep 22, 2009	Quitclaim	Quit Claim Transfer			
Sep 22, 2009	Recorded document	Affidavit Of Death			
Jun 11, 2004	Resale	Grant Deed	\$920,000	\$361	\$200K
Jan 8, 2001	Quitclaim	Quit Claim Transfer			
Nov 19, 1992	Financing	Grant Deed			\$202K
Jul 31, 1992	Resale	Grant Deed	\$455,000	\$178	\$100K
Apr 30, 1992	Quitclaim	Quit Claim Transfer			\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kenwood Elementary School	Elementary	KG–6	1.6 mi
Maria Carrillo High School	High	9–12	5.8 mi
Rincon Valley Middle School	Middle	7–8	6.3 mi

District: Kenwood 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 95409

105 CRIME INDEX	83 AIR POLLUTION	24,776 POPULATION	\$99K 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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