

Single Family Residence **RESIDENTIAL**

# 1440 RUSSELL AVE

SANTA ROSA, CA 95403

**\$722,962** TopHap Estimate · \$434 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,664 ft<sup>2</sup>**

LIVING AREA

**0.3 ac**

LOT SIZE

**1952**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**4**

PARKING

## VALUATION

**\$723K**

\$682K low

\$764K high

Last Sale

**\$599,000 · Mar 8, 2021**

Est. Owner Equity

**\$284,462**

Loan-to-Value

**60%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,453 (2025) |
| Assessed Value    | \$648,374      |
| Previous Assessed | \$648,374      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Sonoma                  |
| Lot (acres)   | 0.30                    |
| Construction  | Wood (Unspecified)      |
| Heating       | None                    |
| Cooling       | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## CLIMATE RISK

**40**  
FLOOD

**37**  
WILDFIRE

**27**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE                | TYPE            | DEED                 | PRICE     | \$/FT² | LOAN   |
|---------------------|-----------------|----------------------|-----------|--------|--------|
| <b>Apr 17, 2024</b> | Financing       | Intrafamily Transfer |           |        |        |
| <b>Feb 16, 2021</b> | Resale          | Grant Deed           | \$599,000 | \$360  | \$439K |
| <b>Dec 21, 2011</b> | Resale          | Grant Deed           | \$241,000 | \$145  | \$169K |
| <b>Nov 21, 2011</b> | Resale          | Grant Deed           | \$227,000 | \$136  |        |
| <b>Jun 15, 2011</b> | Non-arms-length | Trustees Deed        | \$260,059 | \$156  |        |
| <b>Oct 5, 2006</b>  | Quitclaim       | Quit Claim Transfer  |           |        |        |
| <b>Mar 9, 2005</b>  | Resale          | Grant Deed           | \$478,000 | \$287  | \$382K |
| <b>Oct 1, 2004</b>  | Quitclaim       | Quit Claim Transfer  |           |        | \$280K |
| <b>Apr 12, 2001</b> | Resale          | Grant Deed           | \$274,500 | \$165  | \$220K |
| <b>May 24, 1991</b> | Resale          | Grant Deed           | \$166,500 | \$100  | \$107K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Hilliard Comstock Middle School | Middle     | 7–8    | 1.0 mi   |
| Piner High School               | High       | 9–12   | 1.7 mi   |
| Hidden Valley Elementary School | Elementary | KG–6   | 2.0 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

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

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|