

Single Family Residence **RESIDENTIAL**

113 HOP RANCH RD

SANTA ROSA, CA 95403

\$931,427 TopHap Estimate · \$347 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,682 ft²

LIVING AREA

0.14 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$931K

\$897K low

\$965K high

Last Sale

\$713,000 · Dec 10, 2004

Est. Owner Equity

\$0

Loan-to-Value

133%

TAX & ASSESSMENT

Property Tax	\$12,430 (2025)
Assessed Value	\$949,000
Previous Assessed	\$949,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	None
Fireplace	Yes
Pool	No

CLIMATE RISK

100
FLOOD

62
WILDFIRE

27
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 9, 2025	Financing	Intrafamily Transfer			
Dec 6, 2004	Resale	Grant Deed	\$713,000	\$266	\$535K
Aug 25, 2004	Resale	Grant Deed	\$669,000	\$249	\$535K
May 3, 2002	Quitclaim	Quit Claim Transfer			
May 2, 2002	Quitclaim	Quit Claim Transfer			\$301K
Feb 24, 2000	Quitclaim	Quit Claim Transfer			
Feb 27, 1996	Resale	Grant Deed	\$265,000	\$99	\$212K
Apr 24, 1989	Resale	Grant Deed	\$261,000	\$97	\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mark West Elementary School	Elementary	KG–6	0.5 mi
Piner High School	High	9–12	3.2 mi
Hilliard Comstock Middle School	Middle	7–8	3.6 mi

District: Santa Rosa High 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



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

OWNERSHIP

Occupancy	Owner occupied
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