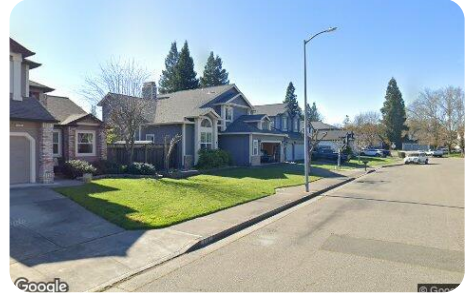


Single Family Residence **RESIDENTIAL**

116 HOP RANCH RD

SANTA ROSA, CA 95403

\$958,802 TopHap Estimate · \$380 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,525 ft²

LIVING AREA

0.21 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$959K

\$913K low

\$1M high

Last Sale

\$635,000 · Aug 20, 2004

Est. Owner Equity

\$278,802

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$11,693 (2025)
Assessed Value	\$885,119
Previous Assessed	\$885,119

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.21
Construction	Wood (Unspecified)
Heating	None
Fireplace	Yes
Pool	No

CLIMATE RISK

59 FLOOD	63 WILDFIRE	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 13, 2007	Financing	Intrafamily Transfer			\$580K
Aug 18, 2004	Resale	Grant Deed	\$635,000	\$251	\$476K
Feb 28, 1989	Resale	Grant Deed	\$187,000	\$74	\$140K

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

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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