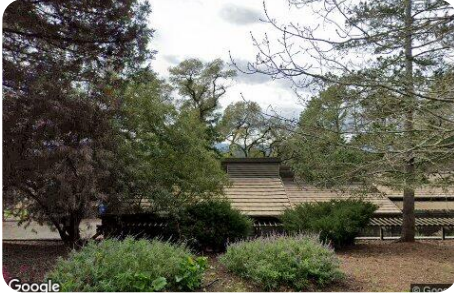


Single Family Residence **RESIDENTIAL**

3603 HOLLY RIDGE DR

SANTA ROSA, CA 95409

\$1,363,475 TopHap Estimate · \$623 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,188 ft²

LIVING AREA

0.55 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$1,221,000 · Jan 15, 2019

Est. Owner Equity

\$1,363,475

TAX & ASSESSMENT

Property Tax	\$15,860 (2025)
Assessed Value	\$1,362,045
Previous Assessed	\$1,362,045

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.55
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

CLIMATE RISK

1 FLOOD	65 WILDFIRE	27 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
Jan 3, 2019	Resale	Grant Deed	\$1,221,000	\$558	
Jun 1, 2015	Quitclaim	Quit Claim Transfer			
Dec 7, 2014	Resale	Grant Deed	\$975,000	\$446	\$780K
Dec 10, 2010	Resale	Grant Deed	\$745,000	\$340	\$588K
Jul 22, 2005	Resale	Grant Deed	\$880,000	\$402	\$530K
May 9, 2005	Financing	Intrafamily Transfer			\$750K
Mar 24, 1995	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Madrone Elementary School	Elementary	KG–6	1.1 mi
Rincon Valley Middle School	Middle	7–8	1.8 mi

Maria Carrillo High School	High	9–12	2.2 mi
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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 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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