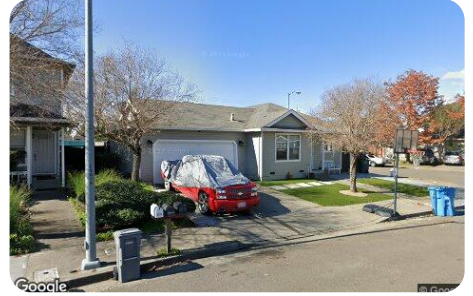


Single Family Residence **RESIDENTIAL**

2550 RICHIE PL

SANTA ROSA, CA 95403

\$641,641 TopHap Estimate · \$566 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,133 ft²

LIVING AREA

3,285 ft²

LOT SIZE

1991

YEAR BUILT

2

STORIES

4

ROOMS

2

PARKING

VALUATION

\$642K

\$588K low

\$696K high

Last Sale

\$640,000 · Apr 11, 2024

Est. Owner Equity

\$61,641

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$7,519 (2025)
Assessed Value	\$652,800
Previous Assessed	\$652,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.07
Construction	Wood (Unspecified)
Heating	None
Garage	Garage, Attached
Pool	No

CLIMATE RISK

36 FLOOD	70 WILDFIRE	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 4, 2024	Resale	Grant Deed	\$640,000	\$565	\$580K
Feb 10, 2015	Quitclaim	Quit Claim Transfer			\$273K
Jan 8, 2014	Resale	Grant Deed	\$339,000	\$299	\$210K
Oct 12, 2010	Resale	Grant Deed	\$240,000	\$212	\$237K
Jul 20, 2010	Foreclosure sale	Trustees Deed	\$411,192	\$363	
Mar 31, 2005	Resale	Grant Deed	\$455,000	\$402	\$341K
Oct 26, 1998	Quitclaim	Quit Claim Transfer			\$114K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Piner High School	High	9–12	0.5 mi
Jack London Elementary School	Elementary	KG–6	0.8 mi
Hilliard Comstock Middle School	Middle	7–8	1.4 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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