

Single Family Residence **RESIDENTIAL**

12854 RIDGE DR

SANTA ROSA VALLEY, CA 93012

\$1,870,169 TopHap Estimate · \$607 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

3,080 ft²
LIVING AREA

1.22 ac
LOT SIZE

1988
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$1.9M

\$1.8M low

\$2M high

Last Sale

\$1,800,000 · Oct 17, 2022

Est. Owner Equity

\$1,870,169

TAX & ASSESSMENT

Property Tax	\$20,687 (2025)
Assessed Value	\$1,910,174
Previous Assessed	\$1,872,720

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Fireplace	Yes
Pool	No

Patio · 360 ft²

CLIMATE RISK

1 FLOOD	80 WILDFIRE	38 HEAT	27 STORM	85 DROUGHT
------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 13, 2022	Financing	Intrafamily Transfer			
Sep 30, 2022	Resale	Grant Deed	\$1,800,000	\$584	
Jul 9, 2019	Resale	Grant Deed	\$1,265,000	\$411	
Nov 26, 2018	Quitclaim	Quit Claim Transfer			
Feb 13, 2004	Resale	Grant Deed	\$1,088,000	\$353	\$150K
Jan 23, 2004	Quitclaim	Quit Claim Transfer			\$240K
Jan 23, 2004	Quitclaim	Quit Claim Transfer			
Jan 14, 2004	Quitclaim	Quit Claim Transfer			
Jul 28, 1988	Resale	Grant Deed	\$373,000	\$121	\$280K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Santa Rosa Technology Magnet School	Elementary	KG–8	0.4 mi
Adolfo Camarillo High School	High	9–12	7.7 mi

District: Oxnard Union 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 93012

95 CRIME INDEX	109 AIR POLLUTION	39,175 POPULATION	\$122K MEDIAN IN-COME	61°F AVG TEMP	73% SUNSHINE
--------------------------------------	---	---	---	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------