

Residential - Vacant Land

RESIDENTIAL

# 3854 ROCKY POINT WAY

SANTA ROSA, CA 95404



5

BEDS

5

BATHS

4,310 ft<sup>2</sup>

LIVING AREA

0.57 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

10

ROOMS

## VALUATION

Last Sale

\$450,000 · Mar 30, 2022

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,467 (2025) |
| Assessed Value    | \$477,543      |
| Previous Assessed | \$477,543      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Sonoma                    |
| Lot (acres)   | 0.57                      |
| Construction  | Wood Frame                |
| Heating       | None                      |
| Fireplace     | Yes                       |
| Garage        | Garage, Attached          |
| Pool          | No                        |

## CLIMATE RISK

|            |                |               |
|------------|----------------|---------------|
| 1<br>FLOOD | 81<br>WILDFIRE | 27<br>DROUGHT |
|------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-------------|--------------------|--------|
| Mar 24, 2022 | Resale    | Grant Deed          | \$450,000   | \$104              |        |
| Sep 7, 2018  | Quitclaim | Quit Claim Transfer |             |                    |        |
| Feb 26, 2015 | Resale    | Grant Deed          | \$1,325,000 | \$307              |        |
| Aug 27, 2004 | Quitclaim | Quit Claim Transfer |             |                    |        |
| Sep 2, 2004  | Resale    | Grant Deed          | \$1,490,000 | \$346              | \$1M   |
| Apr 24, 2002 | Quitclaim | Quit Claim Transfer |             |                    |        |
| Apr 1, 2002  | Resale    | Grant Deed          | \$1,350,000 | \$313              | \$650K |
| Aug 31, 2000 | Resale    | Grant Deed          | \$870,000   | \$202              | \$566K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Hidden Valley Elementary School | Elementary | KG–6   | 1.1 mi   |
| Santa Rosa High School          | High       | 9–12   | 2.8 mi   |
| Santa Rosa Middle School        | Middle     | 7–8    | 3.2 mi   |

District: Santa Rosa Elementary 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 95404**

|                           |                            |                             |                                 |                         |                        |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>102</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>43,241</b><br>POPULATION | <b>\$104K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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