

Single Family Residence **RESIDENTIAL**

11645 RIVER RD

FORESTVILLE, CA 95436

\$571,437 TopHap Estimate · \$345 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,655 ft²

LIVING AREA

0.15 ac

LOT SIZE

1930

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$571K

\$533K low

\$610K high

Last Sale

\$657,000 · Jun 13, 2024

Est. Owner Equity

\$571,437

TAX & ASSESSMENT

Property Tax	\$7,839 (2025)
Assessed Value	\$670,140
Previous Assessed	\$670,140

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Wood Furnace
Cooling	None
Fireplace	Yes
Pool	No

CLIMATE RISK

99 FLOOD	79 WILDFIRE	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 6, 2025	Financing	Intrafamily Transfer			
Jun 11, 2024	Resale	Grant Deed	\$657,000	\$397	
Dec 2, 2021	Resale	Grant Deed	\$605,000	\$366	\$627K
Dec 18, 2009	Quitclaim	Quit Claim Transfer			
Nov 21, 1997	Non-arms-length	Grant Deed	\$23,500	\$14	\$112K
Nov 10, 1997	Non-arms-length	Grant Deed	\$859,509	\$519	
Dec 5, 1994	Resale	Grant Deed	\$110,000	\$66	\$83K
Jul 8, 1993	Quitclaim	Quit Claim Transfer			\$48K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Guerneville Elementary (Charter)	Elementary	KG–8	3.1 mi
Analy High School	High	9–12	9.1 mi

District: Guerneville 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 95436

152 CRIME INDEX	82 AIR POLLUTION	5,386 POPULATION	\$95K MEDIAN IN-COME	57°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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