

Single Family Residence **RESIDENTIAL**

2544 RICHIE PL

SANTA ROSA, CA 95403

\$739,500 TopHap Estimate · \$494 / ft² · confidence 95 · as of Jun 23, 2026



3

BEDS

3

BATHS

1,498 ft²

LIVING AREA

0.11 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$740K

\$703K low

\$776K high

Last Sale

\$375,000 · Dec 5, 2013

Est. Owner Equity

\$469,500

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$5,233 (2025)
Assessed Value	\$459,688
Previous Assessed	\$459,688

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.11
Construction	Wood (Unspecified)
Heating	None
Fireplace	Yes
Pool	No

CLIMATE RISK

53 FLOOD	71 WILDFIRE	27 DROUGHT
-------------	----------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 2, 2013	Resale	Grant Deed	\$375,000	\$250	\$300K
May 22, 2013	Non-arms-length	Trustees Deed	\$290,100	\$194	
Sep 23, 2005	Financing	Intrafamily Transfer			\$413K
Jun 2, 2003	Quitclaim	Quit Claim Transfer			\$365K
Jun 2, 2003	Resale	Grant Deed	\$384,000	\$256	
Feb 1, 2002	Quitclaim	Quit Claim Transfer			
Jan 25, 2002	Quitclaim	Quit Claim Transfer			\$262K
Sep 26, 2001	Resale	Grant Deed	\$293,000	\$196	\$264K
Dec 31, 1998	Non-arms-length	Grant Deed	\$45,000	\$30	\$137K
Nov 8, 1996	Resale	Trustees Deed	\$171,000	\$114	\$137K
Nov 8, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Piner High School	High	9–12	0.5 mi
Jack London Elementary School	Elementary	KG–6	0.9 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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