

Single Family Residence **RESIDENTIAL**

18 ROWE RANCH DR

NOVATO, CA 94949

\$1,020,946 TopHap Estimate · \$513 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,992 ft²

LIVING AREA

3,277 ft²

LOT SIZE

2005

YEAR BUILT

2

PARKING

VALUATION

\$1M

\$930K low

\$1.1M high

Last Sale

\$742,000 · Jan 27, 2005

Est. Owner Equity

\$554,846

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$13,237 (2025)
Assessed Value	\$1,052,348
Previous Assessed	\$1,031,718

PROPERTY FACTS

Property Type	Single Family Residence
County	MARIN
Lot (acres)	0.07
Heating	Central
Fireplace	Yes
Pool	No

Deck · 28 ft²

Patio · 308 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 21, 2019	Quitclaim	Quit Claim Transfer			\$392K
Dec 28, 2004	Resale	Grant Deed	\$742,000	\$372	\$594K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Loma Verde Elementary School	Elementary	KG–5	0.6 mi
San Jose Intermediate	Middle	6–8	1.1 mi
Novato High School	High	9–12	1.7 mi

District: Novato Unified 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 94949

84 CRIME INDEX	86 AIR POLLUTION	17,065 POPULATION	\$118K MEDIAN IN-COME	59°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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