

Single Family Residence **RESIDENTIAL**

41 ROWE RANCH DR

NOVATO, CA 94949

\$1,058,925 TopHap Estimate · \$568 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,863 ft²

LIVING AREA

0.12 ac

LOT SIZE

2005

YEAR BUILT

2

PARKING

VALUATION

\$1.1M

\$934K low

\$1.2M high

Last Sale

\$772,000 · Oct 3, 2014

Est. Owner Equity

\$507,202

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$11,913 (2025)
Assessed Value	\$941,444
Previous Assessed	\$922,989

PROPERTY FACTS

Property Type	Single Family Residence
County	MARIN
Lot (acres)	0.12
Heating	Central
Fireplace	Yes
Pool	No

Deck · 118 ft²

Patio · 418 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 19, 2020	Quitclaim	Quit Claim Transfer			
Sep 24, 2014	Resale	Grant Deed	\$772,000	\$414	\$565K
Sep 22, 2010	Quitclaim	Quit Claim Transfer			\$472K
Sep 9, 2010	Resale	Grant Deed	\$590,000	\$317	
Aug 5, 2010	Non-arms-length	Trustees Deed	\$548,947	\$295	
Nov 21, 2006	Financing	Intrafamily Transfer			\$164K
Nov 21, 2006	Quitclaim	Quit Claim Transfer			
Oct 26, 2005	Financing	Intrafamily Transfer			\$125K
Oct 26, 2005	Quitclaim	Quit Claim Transfer			
Jun 1, 2005	Quitclaim	Quit Claim Transfer			
Mar 29, 2005	Quitclaim	Quit Claim Transfer			
Mar 11, 2005	Quitclaim	Quit Claim Transfer			
Jan 5, 2005	Resale	Grant Deed	\$763,500	\$410	\$611K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Loma Verde Elementary School	Elementary	KG–5	0.6 mi
San Jose Intermediate	Middle	6–8	1.0 mi

Novato High School	High	9–12	1.7 mi
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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	Owner occupied
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