

Single Family Residence **RESIDENTIAL**

8 ROWE RANCH CT

NOVATO, CA 94949

\$1,399,000 TopHap Estimate · \$756 / ft² · confidence 94 · as of Jul 14, 2026

3
BEDS

2.5
BATHS

1,850 ft²
LIVING AREA

3,897 ft²
LOT SIZE

2004
YEAR BUILT

2
PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$1,329,000 · May 27, 2022

Est. Owner Equity

\$202,900

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax

\$16,208 (2025)

Assessed Value

\$1,300,000

Previous Assessed

\$1,300,000

PROPERTY FACTS

Property Type	Single Family Residence
County	MARIN
Lot (acres)	0.09
Heating	Central
Fireplace	Yes
Pool	No

Deck · 100 ft²

Patio · 380 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 19, 2022	Resale	Grant Deed	\$1,329,000	\$718	\$1.2M
Feb 4, 2016	Quitclaim	Quit Claim Transfer			
Jul 8, 2004	Resale	Grant Deed	\$737,000	\$398	\$590K

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	Owner occupied
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