

Single Family Residence **RESIDENTIAL**

32 ROWE RANCH DR

NOVATO, CA 94949

\$1,141,611 TopHap Estimate · \$610 / ft² · confidence 87 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,871 ft²
LIVING AREA

3,605 ft²
LOT SIZE

2005
YEAR BUILT

2
PARKING

VALUATION

\$1.1M

\$996K low

\$1.3M high

Last Sale

\$1,150,000 · May 6, 2025

Est. Owner Equity

\$545,111

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$13,378 (2025)
Assessed Value	\$1,173,000
Previous Assessed	\$1,046,784

PROPERTY FACTS

Property Type	Single Family Residence
County	MARIN
Lot (acres)	0.08
Heating	Central
Fireplace	Yes
Pool	No

Deck · 166 ft²

Patio · 466 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 13, 2026	Financing	Mortgage			\$597K
Apr 17, 2025	Resale	Grant Deed	\$1,150,000	\$615	\$863K
Mar 14, 2018	Resale	Grant Deed	\$920,000	\$492	
Mar 15, 2018	Quitclaim	Quit Claim Transfer			
Feb 26, 2018	Financing	Intrafamily Transfer			
Dec 12, 2005	Financing	Intrafamily Transfer			
Jan 5, 2005	Resale	Grant Deed	\$759,835	\$406	\$570K

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

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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