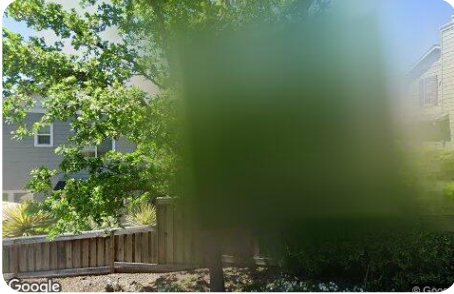


Single Family Residence **RESIDENTIAL**

12 ROWE RANCH CT

NOVATO, CA 94949

\$1,056,085 TopHap Estimate · \$571 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,850 ft²

LIVING AREA

3,940 ft²

LOT SIZE

2004

YEAR BUILT

2

PARKING

VALUATION

\$1.1M

\$943K low

\$1.2M high

Last Sale

\$597,500 · Dec 15, 2010

Est. Owner Equity

\$531,085

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$10,180 (2025)
Assessed Value	\$1,173,000
Previous Assessed	\$823,578

PROPERTY FACTS

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

Deck · 100 ft²

Patio · 460 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 31, 2025	Financing	Intrafamily Transfer			\$525K
Aug 20, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Aug 19, 2013	Financing	Intrafamily Transfer			\$406K
Dec 10, 2010	Resale	Grant Deed	\$597,500	\$323	\$417K
Jun 11, 2004	Resale	Grant Deed	\$780,342	\$422	\$551K

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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