

Single Family Residence **RESIDENTIAL**

36 ROWE RANCH DR

NOVATO, CA 94949

\$1,295,000 TopHap Estimate · \$650 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,992 ft²
LIVING AREA

0.11 ac
LOT SIZE

2005
YEAR BUILT

2
PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$734,500 · May 12, 2005

Est. Owner Equity

\$0

Loan-to-Value

110%

TAX & ASSESSMENT

Property Tax	\$13,142 (2025)
Assessed Value	\$1,043,725
Previous Assessed	\$1,023,264

PROPERTY FACTS

Property Type	Single Family Residence
County	MARIN
Lot (acres)	0.11
Heating	Central
Fireplace	Yes
Pool	No

Deck · 28 ft²

Patio · 316 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 22, 2024	Financing	Intrafamily Transfer			
Apr 15, 2021	Financing	Intrafamily Transfer			
Apr 15, 2021	Financing	Intrafamily Transfer			\$406K
May 20, 2021	Financing	Intrafamily Transfer			\$548K
May 20, 2021	Financing	Intrafamily Transfer			
Dec 1, 2020	Quitclaim	Quit Claim Transfer			
Dec 1, 2020	Financing	Intrafamily Transfer			\$406K
Feb 3, 2015	Quitclaim	Quit Claim Transfer			
Feb 3, 2015	Financing	Intrafamily Transfer			\$468K
Aug 1, 2013	Quitclaim	Quit Claim Transfer			
Aug 8, 2008	Quitclaim	Quit Claim Transfer			
Jan 5, 2005	Resale	Grant Deed	\$734,165	\$369	\$587K

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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