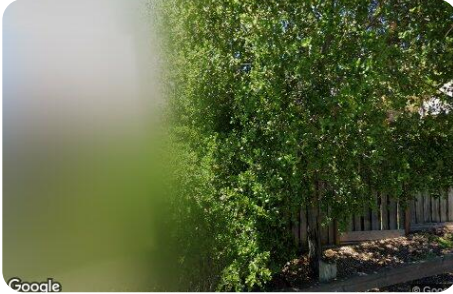


Single Family Residence **RESIDENTIAL**

16 ROWE RANCH CT

NOVATO, CA 94949

\$1,078,998 TopHap Estimate · \$583 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,850 ft²

LIVING AREA

0.12 ac

LOT SIZE

2004

YEAR BUILT

2

PARKING

VALUATION

\$1.1M

\$999K low

\$1.2M high

Last Sale

\$738,000 · Jul 23, 2004

Est. Owner Equity

\$720,998

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$13,183 (2025)
Assessed Value	\$1,057,187
Previous Assessed	\$1,036,462

PROPERTY FACTS

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

Deck · 352 ft²

Patio · 352 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 12, 2021	Financing	Intrafamily Transfer			
Jul 8, 2021	Financing	Intrafamily Transfer			\$358K
Nov 8, 2019	Quitclaim	Quit Claim Transfer			
Nov 8, 2019	Quitclaim	Quit Claim Transfer			
Jun 11, 2004	Recorded document	Grant Deed			
Jun 11, 2004	Resale	Grant Deed	\$737,635	\$399	\$420K

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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