

Single Family Residence **RESIDENTIAL**

44 ROWE RANCH DR

NOVATO, CA 94949

\$1,089,888 TopHap Estimate · \$589 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,850 ft²

LIVING AREA

0.11 ac

LOT SIZE

2005

YEAR BUILT

2

PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$957,500 · May 14, 2020

Est. Owner Equity

\$324,287

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$13,171 (2025)
Assessed Value	\$1,065,303
Previous Assessed	\$1,044,417

PROPERTY FACTS

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

Deck · 100 ft²

Patio · 480 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 27, 2024	Financing	Intrafamily Transfer			
May 11, 2020	Resale	Grant Deed	\$957,500	\$518	\$766K
Jun 4, 2015	Quitclaim	Quit Claim Transfer			
Jun 4, 2015	Financing	Intrafamily Transfer			\$222K
Mar 27, 2009	Quitclaim	Quit Claim Transfer			
Jan 5, 2005	Resale	Grant Deed	\$759,358	\$410	\$150K

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	Owner occupied
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