

Single Family Residence **RESIDENTIAL**

# 22 ROWE RANCH DR

NOVATO, CA 94949

**\$1,093,079** TopHap Estimate · \$584 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,871 ft<sup>2</sup>**

LIVING AREA

**3,254 ft<sup>2</sup>**

LOT SIZE

**2004**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$1.1M**

\$1M low

\$1.2M high

Last Sale

**\$1,055,000 · Jun 10, 2021**

Est. Owner Equity

**\$270,704**

Loan-to-Value

**69%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$14,442 (2025) |
| Assessed Value    | \$1,164,783     |
| Previous Assessed | \$1,141,953     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | MARIN                   |
| Lot (acres)   | 0.07                    |
| Heating       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 166 ft²

Patio · 480 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE       | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-------------|--------|--------|
| Jun 7, 2021  | Resale            | Grant Deed           | \$1,055,000 | \$564  | \$822K |
| Jul 9, 2020  | Quitclaim         | Quit Claim Transfer  |             |        |        |
| Jul 9, 2020  | Financing         | Intrafamily Transfer |             |        | \$592K |
| Dec 30, 2019 | Financing         | Intrafamily Transfer |             |        | \$583K |
| Dec 30, 2019 | Quitclaim         | Quit Claim Transfer  |             |        |        |
| Sep 8, 2017  | Quitclaim         | Quit Claim Transfer  |             |        |        |
| Sep 8, 2017  | Quitclaim         | Quit Claim Transfer  |             |        |        |
| Aug 22, 2017 | Financing         | Intrafamily Transfer |             |        | \$603K |
| Mar 10, 2006 | Quitclaim         | Quit Claim Transfer  |             |        |        |
| Feb 2, 2005  | Resale            | Grant Deed           | \$749,859   | \$401  | \$510K |
| Jun 7, 2005  | Recorded document | Grant Deed           |             |        |        |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>84</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>17,065</b><br>POPULATION | <b>\$118K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|