

Single Family Residence **RESIDENTIAL**

# 12951 RANCHO VISTA CT

SANTA ROSA VALLEY, CA 93012

**\$2,002,744** TopHap Estimate · \$566 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**6**

BEDS

**4.5**

BATHS

**3,540 ft<sup>2</sup>**

LIVING AREA

**1.19 ac**

LOT SIZE

**1988**

YEAR BUILT

**1**

STORIES

**10**

ROOMS

**2**

PARKING

## VALUATION

**\$2M**

**\$1.9M low**

**\$2.1M high**

Last Sale

**\$1,050,000 · Jan 28, 2013**

Est. Owner Equity

**\$2,002,744**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$14,277 (2025) |
| Assessed Value    | \$1,318,845     |
| Previous Assessed | \$1,292,986     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Traditional/Old                  |
| County        | VENTURA                          |
| Roof          | Tile                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Pool          | No                               |

Patio · 150 ft²

## CLIMATE RISK

**1**  
FLOOD

**77**  
WILDFIRE

**38**  
HEAT

**27**  
STORM

**85**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE       | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-------------|--------|--------|
| May 2, 2013  | Quitclaim | Quit Claim Transfer |             |        |        |
| Dec 6, 2012  | Resale    | Grant Deed          | \$1,050,000 | \$297  |        |
| Nov 15, 2010 | Quitclaim | Quit Claim Transfer |             |        | \$585K |
| Sep 26, 2003 | Quitclaim | Quit Claim Transfer |             |        |        |
| Apr 24, 2003 | Resale    | Grant Deed          | \$950,000   | \$268  | \$650K |
| May 1, 1998  | Resale    | Grant Deed          | \$515,000   | \$145  | \$370K |
| Jul 17, 1997 | Resale    | Grant Deed          | \$479,000   | \$135  | \$160K |
| May 9, 1988  | Resale    | Grant Deed          | \$283,000   | \$80   | \$226K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Santa Rosa Technology Magnet School | Elementary | KG–8   | 0.3 mi   |
| Adolfo Camarillo High School        | High       | 9–12   | 7.7 mi   |

District: Oxnard Union High 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 93012

|                   |                      |                      |                          |                  |                 |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|
| 95<br>CRIME INDEX | 109<br>AIR POLLUTION | 39,175<br>POPULATION | \$122K<br>MEDIAN IN-COME | 61°F<br>AVG TEMP | 73%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|