

Single Family Residence **RESIDENTIAL**

450 RUSSELL AVE

SANTA ROSA, CA 95403

\$461,809 TopHap Estimate · \$515 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1

BATHS

896 ft²

LIVING AREA

0.18 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

4

ROOMS

1

PARKING

VALUATION

\$462K

\$429K low

\$494K high

Est. Owner Equity

\$279,809

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$2,018 (2025)
Assessed Value	\$179,274
Previous Assessed	\$179,274

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.18
Construction	Wood (Unspecified)
Heating	None
Cooling	None
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	37 WILDFIRE	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 26, 2011	Quitclaim	Quit Claim Transfer			
Aug 18, 2003	Non-arms-length	Grant Deed	\$72,000	\$80	
Oct 20, 1997	Quitclaim	Quit Claim Transfer	\$14,090	\$16	
Apr 11, 1991	Financing	Grant Deed			\$182K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Steele Lane Elementary School	Elementary	KG–6	0.6 mi
Santa Rosa High School	High	9–12	1.2 mi
Santa Rosa Middle School	Middle	7–8	1.9 mi

District: Santa Rosa 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 95403

104 CRIME INDEX	86 AIR POLLUTION	43,826 POPULATION	\$97K MEDIAN IN-COME	58°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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