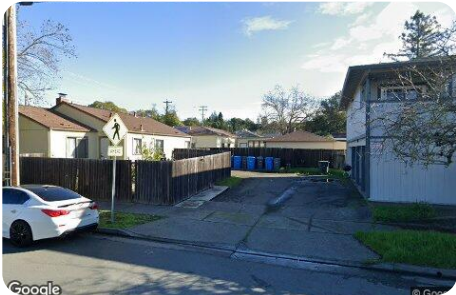


Quadplex (4 Units, Any Combination)

RESIDENTIAL

462 RUSSELL AVE  
SANTA ROSA, CA 95403



3

BEDS

2

BATHS

1,489 ft<sup>2</sup>

LIVING AREA

0.24 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

Last Sale

\$729,000 · Jul 16, 2003

TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$11,940 (2025) |
| Assessed Value    | \$1,036,478     |
| Previous Assessed | \$1,036,478     |

## PROPERTY FACTS

|               |                                     |
|---------------|-------------------------------------|
| Property Type | Quadplex (4 Units, Any Combination) |
| County        | Sonoma                              |
| Lot (acres)   | 0.24                                |
| Construction  | Wood (Unspecified)                  |
| Heating       | None                                |
| Cooling       | Yes                                 |
| Garage        | Garage, Attached                    |
| Pool          | No                                  |

## CLIMATE RISK

|            |                |               |
|------------|----------------|---------------|
| 1<br>FLOOD | 38<br>WILDFIRE | 27<br>DROUGHT |
|------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Dec 5, 2006  | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Mar 21, 2005 | Financing         | Intrafamily Transfer |           |                    | \$626K |
| Mar 18, 2005 | Recorded document | Grant Deed           |           |                    |        |
| Jul 16, 2003 | Resale            | Grant Deed           | \$729,000 | \$490              | \$529K |
| Jan 6, 1994  | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Dec 30, 1993 | Quitclaim         | Quit Claim Transfer  |           |                    | \$182K |
| Feb 13, 1992 | Quitclaim         | Quit Claim Transfer  |           |                    | \$202K |

## 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>104</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>43,826</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|