

Single Family Residence **RESIDENTIAL**

12985 RANCHO VISTA CT

SANTA ROSA VALLEY, CA 93012

\$1,527,110 TopHap Estimate · \$645 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,366 ft²

LIVING AREA

1.47 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1.5M

\$1.3M low

\$1.7M high

Est. Owner Equity

\$1,392,110

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax	\$5,510 (2025)
Assessed Value	\$509,530
Previous Assessed	\$499,540

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	78 WILDFIRE	38 HEAT	27 STORM	85 DROUGHT
------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 29, 2020	Quitclaim	Quit Claim Transfer			
Sep 16, 2009	Quitclaim	Quit Claim Transfer			\$150K
Sep 16, 2009	Recorded document	Affidavit Of Death			
Jun 7, 2008	Quitclaim	Quit Claim Transfer			
Jun 7, 2008	Quitclaim	Quit Claim Transfer			
Feb 29, 2008	Recorded document	Grant Deed			
Oct 22, 2007	Recorded document	Grant Deed			
Nov 17, 1992	Quitclaim	Quit Claim Transfer			\$202K

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

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

OWNERSHIP

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