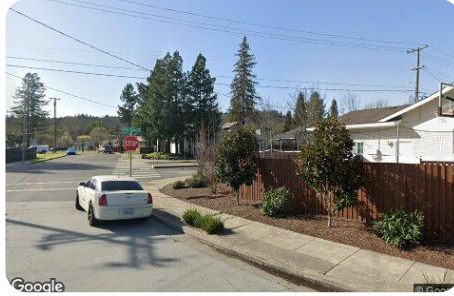


Single Family Residence **RESIDENTIAL**

880 MIDDLE RINCON RD

SANTA ROSA, CA 95409

\$862,867 TopHap Estimate · \$614 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,406 ft²

LIVING AREA

0.17 ac

LOT SIZE

1966

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$863K

\$808K low

\$918K high

Last Sale

\$800,000 · Oct 7, 2022

Est. Owner Equity

\$382,867

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$9,773 (2025)
Assessed Value	\$832,320
Previous Assessed	\$832,320

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

CLIMATE RISK

44
FLOOD

70
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 1, 2022	Financing	Intrafamily Transfer			
Oct 3, 2022	Resale	Grant Deed	\$800,000	\$569	\$480K
Apr 8, 2016	Quitclaim	Quit Claim Transfer			
Apr 8, 2016	Quitclaim	Quit Claim Transfer			\$292K
Jun 17, 2010	Resale	Grant Deed	\$325,000	\$231	\$282K
Apr 28, 2010	Non-arms-length	Trustees Deed	\$252,500	\$180	
Jun 25, 2002	Resale	Grant Deed	\$347,000	\$247	\$278K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Valley Middle School	Middle	7–8	0.3 mi
Binkley Elementary Charter School	Elementary	KG–6	0.5 mi
Maria Carrillo High School	High	9–12	0.7 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 95409

105 CRIME INDEX	83 AIR POLLUTION	24,776 POPULATION	\$99K 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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