

Single Family Residence **RESIDENTIAL**

## 2212 RIVERA DR

SANTA ROSA, CA 95409

**\$617,558** TopHap Estimate · \$495 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,248 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1964**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

### VALUATION

**\$618K**

\$588K low

\$647K high

Est. Owner Equity

**\$342,708**

Loan-to-Value

**45%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,985 (2025) |
| Assessed Value    | \$504,011      |
| Previous Assessed | \$504,011      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Sonoma                  |
| Lot (acres)   | 0.14                    |
| Construction  | Wood (Unspecified)      |
| Heating       | None                    |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 98<br>FLOOD | 68<br>WILDFIRE | 27<br>DROUGHT |
|-------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Aug 11, 2003 | Quitclaim | Quit Claim Transfer |           |        | \$308K |
| Aug 22, 2002 | Resale    | Grant Deed          | \$348,000 | \$279  | \$278K |
| Nov 24, 1997 | Resale    | Grant Deed          | \$170,000 | \$136  | \$153K |
| Feb 25, 1994 | Quitclaim | Quit Claim Transfer |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Madrone Elementary School   | Elementary | KG–6   | 0.2 mi   |
| Rincon Valley Middle School | Middle     | 7–8    | 0.8 mi   |
| Maria Carrillo High School  | High       | 9–12   | 1.2 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>105</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>24,776</b><br>POPULATION | <b>\$99K</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> |
|-----------|-----------------------|