

Planned Unit Development (Pud)

RESIDENTIAL

706 SIMPSON PL

SANTA ROSA, CA 95401

\$356,530

TopHap Estimate · \$339 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,052 ft²

LIVING AREA

1 ft²

LOT SIZE

1972

YEAR BUILT

2

STORIES

3

ROOMS

VALUATION

\$357K

\$330K low

\$383K high

Last Sale

\$347,500 · Nov 13, 2025

Est. Owner Equity

\$26,405

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$2,933 (2025)
Assessed Value	\$252,000
Previous Assessed	\$360,000

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Custom Design
County	SONOMA
Lot (acres)	0.03
Construction	Wood (Unspecified)
Roof	Roll Tar & Gravel
Heating	None
Cooling	Yes
Pool	No

CLIMATE RISK

47
FLOOD

44
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 7, 2025	Resale	Grant Deed	\$347,822	\$331	\$330K
Aug 20, 2024	Non-arms-length	Trustees Deed	\$350,000	\$333	
Jan 20, 2010	Quitclaim	Quit Claim Transfer			\$10K
Nov 7, 2008	Resale	Grant Deed	\$82,500	\$78	
Apr 28, 2008	Non-arms-length	Trustees Deed	\$143,000	\$136	
Sep 29, 2005	Resale	Grant Deed	\$325,000	\$309	\$260K
Jul 25, 2003	Resale	Grant Deed	\$232,500	\$221	
Jul 25, 2003	Resale	Grant Deed	\$232,500	\$221	\$186K
Mar 28, 1997	Resale	Trustees Deed	\$68,000	\$65	\$68K
Mar 28, 1997	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Abraham Lincoln Elementary School	Elementary	KG–6	0.1 mi
Santa Rosa High School	High	9–12	1.2 mi
Santa Rosa Middle School	Middle	7–8	1.5 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 95401

81 CRIME INDEX	83 AIR POLLUTION	37,940 POPULATION	\$88K MEDIAN IN-COME	58°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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