

Single Family Residence **RESIDENTIAL**

34 HOP RANCH RD

SANTA ROSA, CA 95403

\$856,298 TopHap Estimate · \$414 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,068 ft²

LIVING AREA

0.14 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

6

ROOMS

3

PARKING

VALUATION

\$856K

\$796K low

\$917K high

Last Sale

\$785,000 · Feb 27, 2018

Est. Owner Equity

\$506,298

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$11,885 (2025)
Assessed Value	\$893,192
Previous Assessed	\$875,679

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

99 FLOOD	63 WILDFIRE	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 6, 2022	Financing	Intrafamily Transfer			
Feb 13, 2018	Resale	Grant Deed	\$785,000	\$380	\$350K
Jun 17, 2005	Quitclaim	Quit Claim Transfer			
Jun 13, 2005	Resale	Grant Deed	\$674,000	\$326	\$539K
Jan 9, 2002	Resale	Grant Deed	\$399,500	\$193	\$301K
Oct 30, 1998	Resale	Grant Deed	\$280,000	\$135	\$170K
Jun 11, 1991	Resale	Grant Deed	\$254,000	\$123	\$173K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mark West Elementary School	Elementary	KG–6	0.2 mi
Piner High School	High	9–12	3.1 mi
Hilliard Comstock Middle School	Middle	7–8	3.5 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 95403



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

OWNERSHIP

Occupancy	Absentee owner
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