

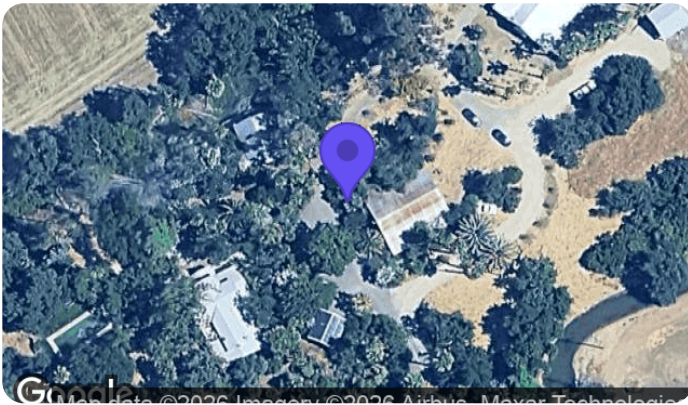
Single Family Residence

RESIDENTIAL

34040 RUSSELL BLVD

WINTERS, CA 95694

\$1,701,552 TopHap Estimate · \$711 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

2,392 ft²

LIVING AREA

5.27 ac

LOT SIZE

1922

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$1.7M

\$1.6M low

\$1.8M high

Last Sale

\$1,700,000 · Mar 20, 2026

Est. Owner Equity

\$451,552

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$22,390 (2025)
Assessed Value	\$1,897,130
Previous Assessed	\$1,859,932

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	YOLO
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

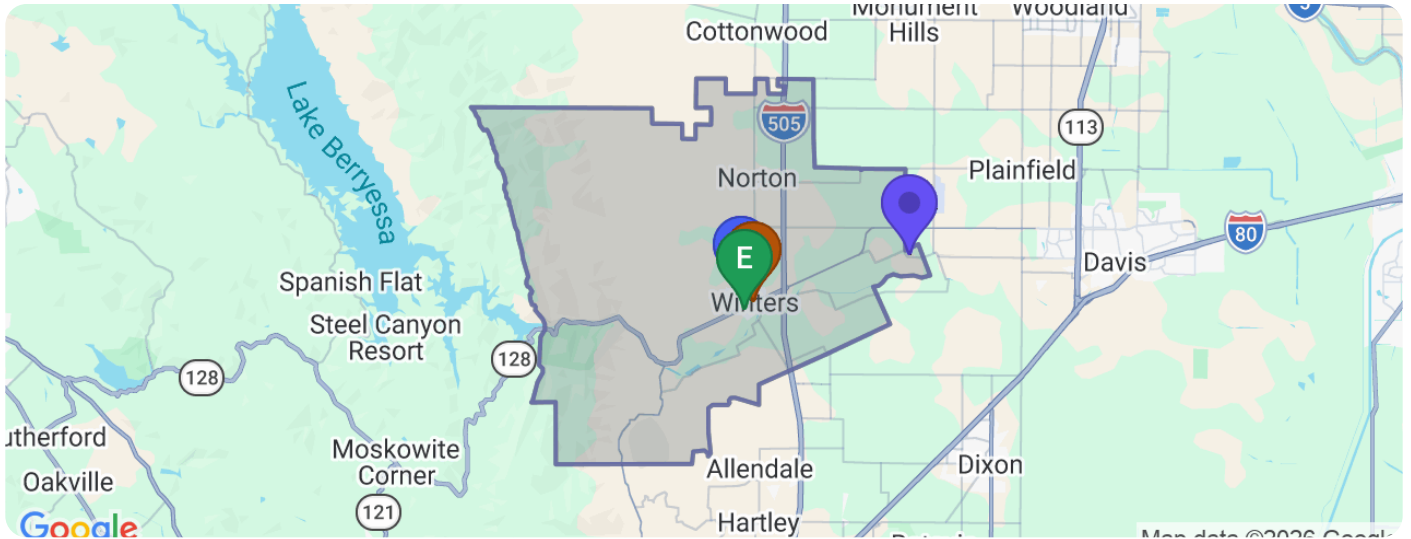
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 18, 2026	Resale	Grant Deed	\$1,700,000	\$711	\$1.3M
Apr 4, 2023	Financing	Intrafamily Transfer			\$500K
May 28, 2020	Quitclaim	Quit Claim Transfer			
Aug 28, 2008	Financing	Intrafamily Transfer			\$515K
May 22, 2001	Resale	Grant Deed	\$750,000	\$314	\$550K
Jan 22, 1992	Quitclaim	Quit Claim Transfer			\$202K
Nov 15, 1990	Non-arms-length	Grant Deed	\$347,000	\$145	\$265K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winters High School	High	9–12	5.6 mi
Winters Middle School	Middle	6–8	5.9 mi
Waggoner Elementary School	Elementary	KG–2	5.9 mi

District: Winters Joint Unified 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 95694

109 CRIME INDEX	85 AIR POLLUTION	9,936 POPULATION	\$92K MEDIAN IN-COME	61°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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