

Duplex (2 Units, Any Combination) **RESIDENTIAL**

85 RANDALL LN
SANTA ROSA, CA 95409



4
BEDS

2
BATHS

1,796 ft²
LIVING AREA

0.12 ac
LOT SIZE

1976
YEAR BUILT

1
STORIES

8
ROOMS

VALUATION

Last Sale **\$681,500 · Mar 21, 2019**

TAX & ASSESSMENT

Property Tax	\$8,942 (2025)
Assessed Value	\$759,998
Previous Assessed	\$759,998

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Sonoma
Lot (acres)	0.12
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Cooling	None
Pool	No

CLIMATE RISK

87 FLOOD	63 WILDFIRE	27 DROUGHT
-------------	----------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 21, 2026	Resale	Grant Deed	\$750,000	\$418	
Mar 13, 2019	Resale	Grant Deed	\$681,500	\$379	\$217K
Nov 24, 2015	Quitclaim	Quit Claim Transfer			\$119K
Apr 5, 2010	Financing	Intrafamily Transfer			\$150K
Aug 22, 2001	Quitclaim	Quit Claim Transfer			\$224K
Dec 30, 1999	Resale	Grant Deed	\$228,000	\$127	\$182K
Mar 11, 1998	Quitclaim	Quit Claim Transfer			
Mar 11, 1998	Quitclaim	Quit Claim Transfer			
Feb 15, 1996	Quitclaim	Quit Claim Transfer			
May 4, 1990	Non-arms-length	Grant Deed	\$150,000	\$84	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Whited Elementary Charter School	Elementary	KG–6	0.8 mi
Spring Lake Middle School	Middle	7–8	1.4 mi
Maria Carrillo High School	High	9–12	1.6 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
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

|
 OWNERSHIP

Occupancy	Absentee owner
-----------	----------------