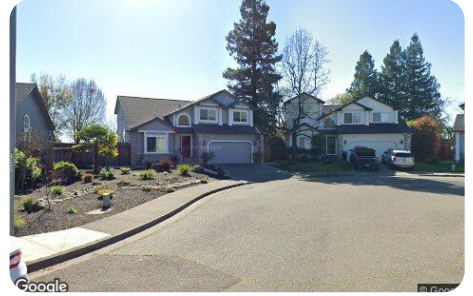
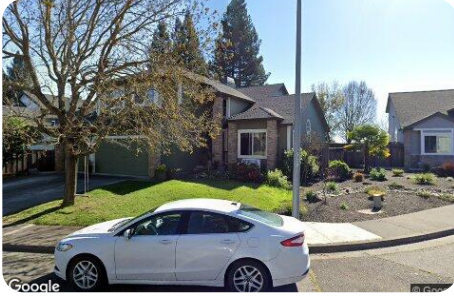


Single Family Residence **RESIDENTIAL**

# 11 HOP RANCH CT

SANTA ROSA, CA 95403

**\$930,413** TopHap Estimate · \$368 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,529 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1988**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$930K**

**\$878K low**

**\$983K high**

Last Sale

**\$345,000 · Oct 27, 1999**

Est. Owner Equity

**\$353,413**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,667 (2025) |
| Assessed Value    | \$530,247      |
| Previous Assessed | \$530,247      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Sonoma                  |
| Lot (acres)   | 0.19                    |
| Construction  | Wood (Unspecified)      |
| Heating       | None                    |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**99**  
FLOOD

**63**  
WILDFIRE

**27**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Apr 22, 2025 | Financing | Intrafamily Transfer |           |        |        |
| Jan 27, 2015 | Financing | Intrafamily Transfer |           |        | \$275K |
| Sep 2, 2009  | Financing | Intrafamily Transfer |           |        | \$302K |
| Oct 27, 1999 | Resale    | Grant Deed           | \$345,000 | \$136  | \$200K |
| May 1, 1992  | Resale    | Grant Deed           | \$282,500 | \$112  | \$226K |
| Jan 11, 1989 | Resale    | Grant Deed           | \$228,500 | \$90   |        |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Mark West Elementary School     | Elementary | KG–6   | 0.5 mi   |
| Piner High School               | High       | 9–12   | 3.2 mi   |
| Hilliard Comstock Middle School | Middle     | 7–8    | 3.7 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>104</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>43,826</b><br>POPULATION | <b>\$97K</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>Owner occupied</b> |
|-----------|-----------------------|