

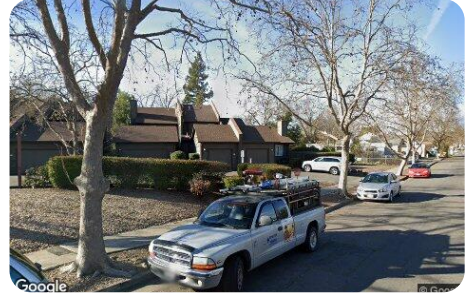
Planned Unit Development (Pud)

RESIDENTIAL

1579 RIDLEY AVE

SANTA ROSA, CA 95401

\$556,852 TopHap Estimate · \$443 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,256 ft²

LIVING AREA

3,796 ft²

LOT SIZE

1985

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$557K

\$536K low

\$578K high

Last Sale

\$1,451,000 · Nov 9, 1999

Est. Owner Equity

\$306,852

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$2,579 (2025)
Assessed Value	\$223,301
Previous Assessed	\$223,301

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
County	Sonoma
Lot (acres)	0.09
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

69
FLOOD

1
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 27, 2007	Quitclaim	Quit Claim Transfer			
Nov 9, 1999	Resale	Grant Deed	\$1,451,000	\$1155	
Oct 31, 1996	Resale	Grant Deed	\$275,000	\$219	\$206K
Aug 29, 1989	Recorded document	Trustees Deed			
Aug 29, 1989	Non-arms-length	Trustees Deed	\$540,000	\$430	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Helen M. Lehman Elementary School	Elementary	KG–6	0.2 mi
Hilliard Comstock Middle School	Middle	7–8	0.4 mi
Piner High School	High	9–12	1.4 mi

District: Santa Rosa Elementary 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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