

Residential Income (General/Multi-Family)

RESIDENTIAL

40 RANDALL LN

SANTA ROSA, CA 95409

\$716,750 TopHap Estimate · \$563 / ft² · confidence 85 · as of Jun 23, 2026



3

BEDS

3

BATHS

1,273 ft²
LIVING AREA

2,732 ft²
LOT SIZE

2005

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$717K

\$609K low

\$824K high

Last Sale

\$248,000 · Dec 9, 2011

Est. Owner Equity

\$716,750

TAX & ASSESSMENT

Property Tax	\$3,754 (2025)
Assessed Value	\$311,490
Previous Assessed	\$311,490

PROPERTY FACTS

Property Type	Residential Income (General/Multi-Family)
County	Sonoma
Lot (acres)	0.06
Construction	Wood (Unspecified)
Heating	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

62
FLOOD

66
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 7, 2014	Quitclaim	Quit Claim Transfer			
Dec 7, 2011	Resale	Grant Deed	\$248,000	\$195	
Jan 22, 2010	Resale	Grant Deed	\$290,000	\$228	\$190K
Oct 15, 2009	Non-arms-length	Trustees Deed	\$267,750	\$210	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Whited Elementary Charter School	Elementary	KG–6	0.7 mi
Spring Lake Middle School	Middle	7–8	1.3 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
-----------	----------------