

Single Family Residence **RESIDENTIAL**

17 HOP RANCH CT

SANTA ROSA, CA 95403

\$753,537 TopHap Estimate · \$359 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,100 ft²

LIVING AREA

0.16 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$754K

\$687K low

\$820K high

Est. Owner Equity

\$492,037

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$5,795 (2025)
Assessed Value	\$364,850
Previous Assessed	\$364,850

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
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	\$/FT ²	LOAN
May 31, 2005	Financing	Intrafamily Transfer			\$262K
Jun 15, 2005	Quitclaim	Quit Claim Transfer			
Mar 18, 2003	Quitclaim	Quit Claim Transfer			
Mar 17, 2003	Quitclaim	Quit Claim Transfer			\$210K
Dec 19, 1997	Quitclaim	Quit Claim Transfer			
Dec 19, 1997	Quitclaim	Quit Claim Transfer			\$20K

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

104 CRIME INDEX	86 AIR POLLUTION	43,826 POPULATION	\$97K MEDIAN IN-COME	58°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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