

Planned Unit Development (Pud)

RESIDENTIAL

710 SIMPSON PL

SANTA ROSA, CA 95401

\$396,513 TopHap Estimate · \$377 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,052 ft²

LIVING AREA

1 ft²

LOT SIZE

1972

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$397K

\$376K low

\$417K high

Last Sale

\$267,000 · Dec 7, 2016

Est. Owner Equity

\$147,713

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$3,591 (2025)
Assessed Value	\$309,871
Previous Assessed	\$309,871

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
County	Sonoma
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

46
FLOOD

1
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 1, 2020	Financing	Intrafamily Transfer			\$249K
Dec 1, 2016	Resale	Grant Deed	\$267,000	\$254	\$262K
Sep 19, 2011	Resale	Grant Deed	\$80,000	\$76	\$70K
Nov 2, 2010	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Abraham Lincoln Elementary School	Elementary	KG–6	0.1 mi
Santa Rosa High School	High	9–12	1.3 mi
Santa Rosa Middle School	Middle	7–8	1.5 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 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	Owner occupied
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