

Single Family Residence **RESIDENTIAL**

12786 ROSEDALE CT

SANTA ROSA VALLEY, CA 93012

\$1,661,958 TopHap Estimate · \$623 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,668 ft²

LIVING AREA

1 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.7M

\$1.5M low

\$1.8M high

Last Sale

\$460,000 · May 30, 1997

Est. Owner Equity

\$1,045,958

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$8,625 (2025)
Assessed Value	\$797,735
Previous Assessed	\$782,094

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	VENTURA
Roof	Tile
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

97 FLOOD	72 WILDFIRE	38 HEAT	27 STORM	85 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 16, 2017	Quitclaim	Quit Claim Transfer			
Oct 7, 2015	Financing	Intrafamily Transfer			\$616K
Jul 21, 2006	Financing	Intrafamily Transfer			\$658K
May 30, 1997	Resale	Grant Deed	\$460,000	\$172	\$345K
Nov 23, 1994	Resale	Grant Deed	\$399,000	\$150	\$319K
Nov 23, 1994	Quitclaim	Quit Claim Transfer			
Jul 31, 1990	Resale	Grant Deed	\$370,000	\$139	\$140K
Jul 31, 1989	Financing	Grant Deed			\$10M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Santa Rosa Technology Magnet School	Elementary	KG–8	0.1 mi
Adolfo Camarillo High School	High	9–12	7.5 mi

District: Oxnard Union 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 93012

95 CRIME INDEX	109 AIR POLLUTION	39,175 POPULATION	\$122K MEDIAN IN-COME	61°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
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