

Single Family Residence w/ ADU

RESIDENTIAL

2312 ROWE DR

SANTA ROSA, CA 95403

\$685,194 TopHap Estimate · \$413 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

3

BATHS

1,661 ft²

LIVING AREA

0.16 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$685K

\$667K low

\$703K high

Last Sale

\$167,000 · Jul 3, 1990

Est. Owner Equity

\$0

Loan-to-Value

106%

TAX & ASSESSMENT

Property Tax	\$5,280 (2025)
Assessed Value	\$465,455
Previous Assessed	\$465,455

PROPERTY FACTS

Property Type	Single Family Residence w/ ADU
County	Sonoma
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

84 FLOOD	57 WILDFIRE	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 23, 2024	Financing	Intrafamily Transfer			
Jul 14, 1993	Quitclaim	Quit Claim Transfer			\$157K
Jul 3, 1990	Resale	Trustees Deed	\$167,000	\$101	\$134K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Steele Lane Elementary School	Elementary	KG–6	0.2 mi
Santa Rosa High School	High	9–12	0.8 mi
Santa Rosa Middle School	Middle	7–8	1.4 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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