

Single Family Residence

RESIDENTIAL

1212 RUTLEDGE AVE

SANTA ROSA, CA 95404

\$627,915

TopHap Estimate · \$560 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,122 ft²

LIVING AREA

0.14 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$628K

\$618K low

\$638K high

Last Sale

\$425,000 · Apr 20, 2017

Est. Owner Equity

\$281,965

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$5,658 (2025)
Assessed Value	\$499,935
Previous Assessed	\$499,935

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

36
FLOOD

38
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 27, 2017	Quitclaim	Quit Claim Transfer			
Apr 3, 2017	Resale	Grant Deed	\$425,000	\$379	\$346K
Jul 23, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Luther Burbank Elementary School	Elementary	KG–6	0.7 mi
Montgomery High School	Middle	7–12	1.6 mi

District: Santa Rosa Elementary 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 95404

102 CRIME INDEX	82 AIR POLLUTION	43,241 POPULATION	\$104K 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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