

Single Family Residence **RESIDENTIAL**

33 ROWE RANCH CT

NOVATO, CA 94949

\$1,079,619 TopHap Estimate · \$542 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,992 ft²
LIVING AREA

3,811 ft²
LOT SIZE

2004
YEAR BUILT

2
PARKING

VALUATION

\$1.1M

\$996K low

\$1.2M high

Last Sale

\$689,000 · Mar 14, 2008

Est. Owner Equity

\$440,119

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$12,652 (2025)
Assessed Value	\$1,006,204
Previous Assessed	\$986,476

PROPERTY FACTS

Property Type	Single Family Residence
County	MARIN
Lot (acres)	0.09
Heating	Central
Fireplace	Yes
Pool	No

Deck · 156 ft²

Patio · 156 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 23, 2021	Financing	Intrafamily Transfer			\$640K
Jul 23, 2021	Financing	Intrafamily Transfer			
Feb 2, 2017	Quitclaim	Quit Claim Transfer			
Oct 18, 2016	Resale	Grant Deed	\$850,000	\$427	\$680K
Oct 13, 2008	Recorded document	Grant Deed			
Feb 15, 2008	Resale	Grant Deed	\$689,000	\$346	\$551K
Jul 9, 2007	Non-arms-length	Trustees Deed	\$319,262	\$160	
Jul 9, 2004	Resale	Grant Deed	\$785,815	\$394	\$629K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Loma Verde Elementary School	Elementary	KG–5	0.6 mi
San Jose Intermediate	Middle	6–8	1.1 mi
Novato High School	High	9–12	1.7 mi

District: Novato Unified 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 94949

84 CRIME INDEX	86 AIR POLLUTION	17,065 POPULATION	\$118K MEDIAN IN-COME	59°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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