

Planned Unit Development (Pud)

RESIDENTIAL

1086 RUBICON WAY

SANTA ROSA, CA 95401

\$687,579

TopHap Estimate · \$511 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,346 ft²

LIVING AREA

0.12 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

3

ROOMS

2

PARKING

VALUATION

\$688K

\$655K low

\$721K high

Last Sale

\$500,000 · Jun 28, 2006

Est. Owner Equity

\$187,579

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$7,817 (2025)
Assessed Value	\$683,271
Previous Assessed	\$669,875

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Custom Design
County	SONOMA
Lot (acres)	0.12
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	None
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

78
FLOOD

36
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 6, 2026	Financing	Gift Deed			
Apr 28, 2006	Non-arms-length	Grant Deed	\$500,000	\$371	
Apr 25, 2006	Resale	Grant Deed	\$500,000	\$371	\$400K
Dec 28, 2001	Quitclaim	Quit Claim Transfer			\$185K
Sep 29, 1989	Quitclaim	Quit Claim Transfer			\$116K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Helen M. Lehman Elementary School	Elementary	KG–6	0.8 mi
Santa Rosa High School	High	9–12	2.2 mi

Santa Rosa Middle School	Middle	7–8	2.6 mi
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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 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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