

Single Family Residence **RESIDENTIAL**

## 2613 ROSEVINE LN

SANTA ROSA, CA 95407

**\$696,215** TopHap Estimate · \$327 / ft² · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,129 ft²**

LIVING AREA

**0.11 ac**

LOT SIZE

**2001**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

### VALUATION

**\$696K**

\$648K low

\$745K high

Last Sale

**\$480,000 · Apr 29, 2016**

Est. Owner Equity

**\$257,215**

Loan-to-Value

**61%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,697 (2025) |
| Assessed Value    | \$568,215      |
| Previous Assessed | \$568,215      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Sonoma                  |
| Lot (acres)   | 0.11                    |
| Construction  | Wood (Unspecified)      |
| Heating       | None                    |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

**50**  
FLOOD

**61**  
WILDFIRE

**27**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------|-----------|--------|--------|
| Apr 25, 2016 | Resale          | Grant Deed    | \$480,000 | \$225  | \$384K |
| Aug 26, 2015 | Non-arms-length | Trustees Deed | \$481,640 | \$226  |        |
| Jan 10, 2008 | Resale          | Grant Deed    | \$420,000 | \$197  | \$417K |
| Mar 16, 2007 | Non-arms-length | Trustees Deed | \$522,000 | \$245  |        |
| May 18, 2006 | Resale          | Grant Deed    | \$637,000 | \$299  | \$510K |
| Apr 12, 2001 | Resale          | Grant Deed    | \$319,000 | \$150  | \$255K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Robert L. Stevens Elementary School | Elementary | KG–6   | 0.4 mi   |
| Elsie Allen High School             | High       | 9–12   | 0.7 mi   |
| Hilliard Comstock Middle School     | Middle     | 7–8    | 3.0 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 95407

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>89</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>44,580</b><br>POPULATION | <b>\$74K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|