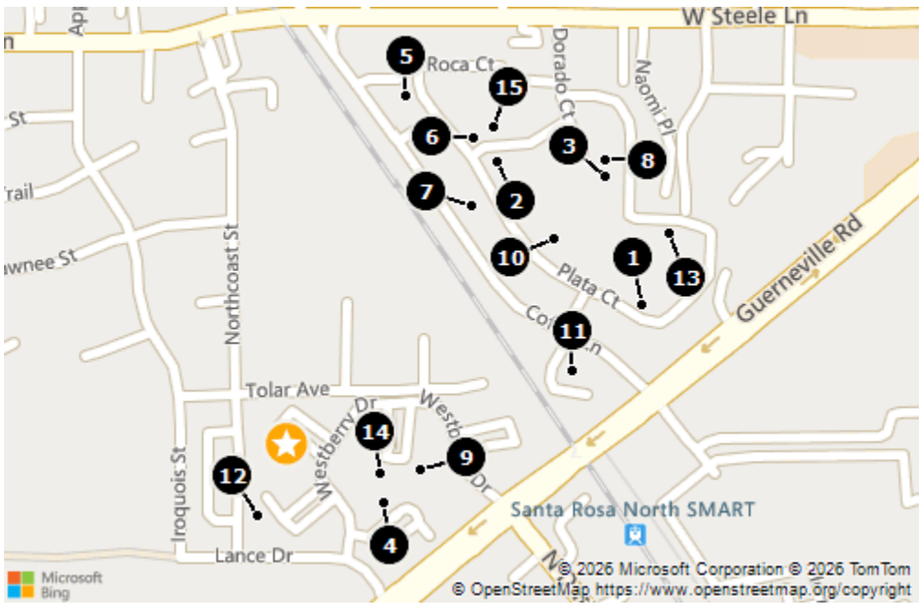
ICE SiteX Report

OrderID: 98697732

SiteX Property Information Report



Subject Property Location

2680 WESTBERRY DR, SANTA ROSA, CA 95403-7209

County:	**SONOMA CA**	Census Tract:	060971529.032006
Property Use:	Condominium Unit (Residential)	Zoning:	
Parcel Number:	036-610-010-000	Thomas Bros Pg-Grid:	384-4C

Valuation

Value:	**$414,000**	FSD:	16	Common Confidence Score:	47
Value Range:	$347,760 - $480,240	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	4-091
Assd Land Value:	$184,013	Market Land Value:		Tax Year:	2026
Assd Improvement:	$270,608	Market Improvment Value:		Total Taxable Value:	$5,211
Total Assessed Value:	$454,621	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Abbreviated Description: WESTBERRY CONDOS PHASE 4 UNIT 110

Property Characteristics

Lot Size:		Bedrooms:	2	Pool:	
Building Area:	1280 SF	Baths:	2	Fireplace:	Yes
Year Built:	1986	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:	1	Garage Type:	Attached	Heating:	None
Number of Stories:	1	Number of Cars:	1	A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	06/05/2025	Loan Amount:	N/A
Document #:	2025025873 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Lot: 1 Subdivision: WESTBERRY CONDOMINIUMS PHASE 4 AND 5 Legal Unit: 110
City/Muni/Twp: SANTA ROSA

Mortgage Record

Recording Date:	12/10/2024	Loan Amount:	N/A
Document #:	2024060551 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Lot: 1 Subdivision: WESTBERRY CONDOMINIUMS PHASE 4 AND 5
City/Muni/Twp: SANTA ROSA

Prior Transfer

Recording Date:	05/23/2024	Sales Price:	N/A
Document #:	2024022056 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/11/2022	Sales Price:	$420,000
Document #:	2022017869 BK-PG -	Type of Sale:	Sales Price Rounded from Tax

ICE SiteX Report

OrderID: 98697732

Contract Date: 03/01/2022
Document Type:
Legal Description:
Lot: 1 Subdivision: WESTBERRY CONDOMINIUMS PHASES 4 AND 5 Legal Unit: 110 Map Ref: MB 374 PG 12-15
City/Muni/Twp: SANTA ROSA

Prior Transfer

Recording Date:	06/01/2010	Sales Price:	N/A
Document #:	2010044735 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/07/2002	Loan Amount:	N/A
Document #:	2002033623 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/01/2017	Type Finance:	

Legal Description:
Lot: 1 Subdivision: WESTBERRY CONDOMINIUMS Phase No: IV Legal Unit: 110
Abbreviated Description: PORTION LOT1
City/Muni/Twp: SANTA ROSA

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Abbreviated Description: WESTBERRY CONDOS PHASE 4 UNIT 110

Area Sales Analysis

Total Area Sales	$4,722,000	Median # of Bedrooms	2
Median Lot Size	SF	Median # of Baths	1
Median Living Area	924 SF	Median Year Built	1974
Price Range - 2 Yrs	$275,000 to $365,000	Age Range	41 years to 55 years
Median Value	$307,000	Median Age	52 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**2520 PLATA CT** **SANTA ROSA, CA 95403-3435**	09/29/2026	$279,000	$332	840	3/2/1	1971	SF	
		APN: 041-191-035-000 Document #: 2026049910 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1-5 Subdivision: VILLA ROSA SUBDIVISION Legal Unit: 4 MapRef: MB 157 PG 37 Abbreviated Description: Lot:1-5 Subdivision:VILLA ROSA SUBDIVISION Legal Unit:4 Map Ref:MB 157 PG 37City/Muni/Twp:SANTA ROSA City/Muni/Twp: SANTA ROSA								
2	.22Mi.	**1890 DORADO CT** **SANTA ROSA, CA 95403-3442**	09/22/2026	$300,000	$324	924	3/2/1	1973	SF	
		APN: 041-194-044-000 Document #: 2026048540 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1-5 Subdivision: VILLA ROSA SUBDIVISION MapRef: MB F PG 93 Abbreviated Description: Lot:1-5 Subdivision:VILLA ROSA SUBDIVISION Map Ref:MB F PG 93City/Muni/Twp:SANTA ROSA City/Muni/Twp: SANTA ROSA								
3	.26Mi.	**2432 PLATA CT** **SANTA ROSA, CA 95403-3455**	09/17/2026	$305,000	$376	810	3/2/1	1974	SF	
		APN: 041-194-009-000 Document #: 2026047917 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1-5 Subdivision: VILLA ROSA SUBDIVISION Legal Unit: 1 MapRef: MB F PG 93 Abbreviated Description: Lot:1-5 Subdivision:VILLA ROSA SUBDIVISION Legal Unit:1 Map Ref:MB F PG 93Abbreviated Description:BUILDING 34 City/Muni/Twp:SANTA ROSA City/Muni/Twp: SANTA ROSA								
4	.07Mi.	**2599 WESTBERRY DR** **SANTA ROSA, CA 95403-7205**	07/07/2026	$302,000	$284	1061	4/2/2	1985	SF	
		APN: 036-510-039-000 Document #: 2026034569 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Phase No: II Legal Unit: 79 MapRef: MB 359 PG 22 Abbreviated Description: Lot:1 Phase No:II Legal Unit:79 Map Ref:MB 359 PG 22City/Muni/Twp:SANTA ROSA City/Muni/Twp: SANTA ROSA								
5	.23Mi.	**2714 COFFEY LN** **SANTA ROSA, CA 95403-3416**	06/24/2026	$310,000	$335	924	4/2/1	1974	SF	
		APN: 041-195-020-000 Document #: 2026031336 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1-5 Subdivision: VILLA ROSA SUBDIVISION Legal Unit: 4 MapRef: MB 157 PG 37 Abbreviated Description: Lot:1-5 Subdivision:VILLA ROSA SUBDIVISION Legal Unit:4 Map Ref:MB 157 PG 37City/Muni/Twp:SANTA ROSA City/Muni/Twp: SANTA ROSA								
6	.23Mi.	**1889 DORADO CT** **SANTA ROSA, CA 95403-3408**	06/10/2026	$335,000	$362	924	6/2/1	1974	SF	
		APN: 041-195-024-000 Document #: 2026028969 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1-5 Subdivision: VILLA ROSA SUBDIVISION Legal Unit: 4 MapRef: MB 2578 PG 937 Abbreviated Description: Lot:1-5 Subdivision:VILLA ROSA SUBDIVISION Legal Unit:4 Map Ref:MB 2578 PG 937City/Muni/Twp:SANTA ROSA City/Muni/Twp: SANTA ROSA								
7	.19Mi.	**2660 COFFEY LN** **SANTA ROSA, CA 95403-3421**	04/20/2026	$302,000	$359	840	4/2/1	1974	SF	
		APN: 041-194-051-000 Document #: 2026019066 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1-5 Subdivision: VILLA ROSA SUBDIVISION MapRef: MB 157 PG 37-42 Abbreviated Description: Lot:1-5 Subdivision:VILLA ROSA SUBDIVISION Map Ref:MB 157 PG 37-42City/Muni/Twp:SANTA ROSA City/Muni/Twp: SANTA ROSA								
8	.27Mi.	**2424 PLATA CT** **SANTA ROSA, CA 95403-3443**	04/02/2026	$275,000	$339	810	5/2/1	1974	SF	
		APN: 041-194-013-000 Document #: 2026015934 Document Type: Price Code: R Land Use: Condominium Unit (Residential)								

ICE SiteX Report

OrderID: 98697732

Legal: Lot: 1-5 Subdivision: VILLA ROSA SUBDIVISION MapRef: MB 157 PG 37 Abbreviated Description: Lot:1-5 Subdivision:VILLA ROSA SUBDIVISION Map Ref:MB 157 PG 37City/Muni/Twp:SANTA ROSA City/Muni/Twp: SANTA ROSA

9	.09Mi.	**2513 WESTBERRY DR** **SANTA ROSA, CA 95403-4134**	12/29/2025	$352,000	$354	994	4/2/1	1983	SF

APN: 036-470-006-000 Document #: 2025066144
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: WESTBERRY CONDOMINIUMS Legal Unit: 6 MapRef: MB 338 PG 1-4 Abbreviated Description: Lot:1 Subdivision:WESTBERRY CONDOMINIUMS Legal Unit:6 Map Ref:MB 338 PG 1-4City/Muni/Twp:SANTA ROSA City/Muni/Twp: SANTA ROSA

10	.21Mi.	**2618 PLATA CT** **SANTA ROSA, CA 95403-3437**	12/26/2025	$307,000	$379	810	3/2/1	1971	SF

APN: 041-193-033-000 Document #: 2025065946
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1-5 Subdivision: VILLA ROSA SUBDIVISION Legal Unit: 1 MapRef: MB 157 PG 37 Abbreviated Description: Lot:1-5 Subdivision:VILLA ROSA SUBDIVISION Legal Unit:1 Map Ref:MB 157 PG 37Abbreviated Description:BUILDING 30 City/Muni/Twp:SANTA ROSA City/Muni/Twp: SANTA ROSA

11	.19Mi.	**2529 COFFEY LN** **SANTA ROSA, CA 95403-3448**	12/22/2025	$315,000	$375	840	3/2/1	1971	SF

APN: 041-192-014-000 Document #: 2025065194
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1-5 Subdivision: VILLA ROSA SUBDIVISION MapRef: MB 157 PG 37 Abbreviated Description: Lot:1-5 Subdivision:VILLA ROSA SUBDIVISION Map Ref:MB 157 PG 37City/Muni/Twp:SANTA ROSA City/Muni/Twp: SANTA ROSA

12	.05Mi.	**2724 WESTBERRY DR** **SANTA ROSA, CA 95403-4125**	11/24/2025	$365,000	$344	1061	5/2/2	1985	SF

APN: 036-610-048-000 Document #: 2025059965
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 2 Subdivision: WESTBERRY CONDOMINIUMS PHASES IV AND V MapRef: MB 338 PG 1 Abbreviated Description: Lot:2 Subdivision:WESTBERRY CONDOMINIUMS PHASES IV AND V Map Ref:MB 338 PG 1City/Muni/Twp:SANTA ROSA City/Muni/Twp: SANTA ROSA

13	.28Mi.	**2478 PLATA CT** **SANTA ROSA, CA 95403-3451**	10/31/2025	$285,000	$308	924	5/2/1	1971	SF

APN: 041-191-056-000 Document #: 2025055656
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1-5 Subdivision: VILLA ROSA SUBDIVISION MapRef: MB 157 PG 37 Abbreviated Description: Lot:1-5 Subdivision:VILLA ROSA SUBDIVISION Map Ref:MB 157 PG 37City/Muni/Twp:SANTA ROSA City/Muni/Twp: SANTA ROSA

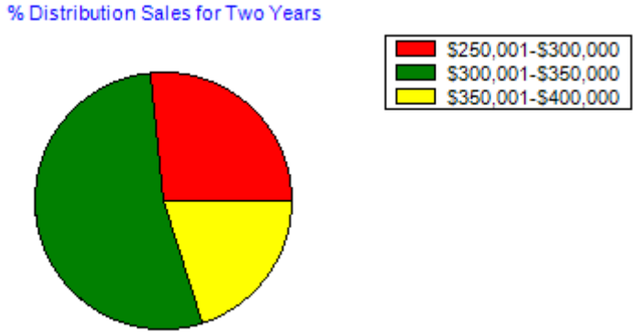
14	.07Mi.	**2569 WESTBERRY DR** **SANTA ROSA, CA 95403-7204**	10/20/2025	$360,000	$362	994	4/2/1	1985	SF

APN: 036-510-014-000 Document #: 2025050466
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 2 Subdivision: WESTBERRY CONDOMINIUMS PHASES II AND III Legal Unit: 54 MapRef: MB 359 PG 22 Abbreviated Description: Lot:2 Subdivision:WESTBERRY CONDOMINIUMS PHASES II AND III Legal Unit:54 Map Ref:MB 359 PG 22City/Muni/Twp:SANTA ROSA City/Muni/Twp: SANTA ROSA

15	.24Mi.	**1879 DORADO CT** **SANTA ROSA, CA 95403-3460**	10/13/2025	$330,000	$392	840	5/2/1	1974	SF

APN: 041-195-027-000 Document #: 2025049048
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1-5 Subdivision: VILLA ROSA SUBDIVISION MapRef: MB 2578 PG 937 Abbreviated Description: Lot:1-5 Subdivision:VILLA ROSA SUBDIVISION Map Ref:MB 2578 PG 937City/Muni/Twp:SANTA ROSA City/Muni/Twp: SANTA ROSA

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

ICE SiteX Report

OrderID: 98697732

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**2680 WESTBERRY DR**			$454,621	1,280	5/2/2	1986		
0Mi.	**2682 WESTBERRY DR**	**08/11/2010**		$182,941	1,197	6/2/2	1986		
.01Mi.	**2684 WESTBERRY DR**			$441,016	1,197	6/2/2	1986		
.01Mi.	**2688 WESTBERRY DR**	**04/22/2005**		$191,068	994	4/2/1	1986		
.01Mi.	**2686 WESTBERRY DR**			$362,721	994	4/2/1	1986		
.01Mi.	**2692 WESTBERRY DR**	**11/27/2007**		$161,272	994	4/2/1	1986		
.01Mi.	**2690 WESTBERRY DR**			$377,400	994	4/2/1	1986		
.01Mi.	**2698 WESTBERRY DR**	**09/28/2006**		$375,000	1,218	6/2/2	1986		
.01Mi.	**2678 WESTBERRY DR**	**04/22/1994**		$192,998	1,218	5/2/2	1986		
.02Mi.	**2696 WESTBERRY DR**	**09/28/2006**		$365,000	1,061	4/2/2	1986		
.02Mi.	**2694 WESTBERRY DR**			$474,358	1,061	5/2/2	1986		
.02Mi.	**2660 WESTBERRY DR**			$358,824	1,218	6/2/2	1986		
.02Mi.	**2674 WESTBERRY DR**			$349,211	1,061	4/2/2	1986		
.02Mi.	**2676 WESTBERRY DR**			$384,728	1,061	4/2/2	1986		
.02Mi.	**2658 WESTBERRY DR**	**08/21/1990**		$251,998	1,224	5/3/2	1997		
.02Mi.	**2662 WESTBERRY DR**			$459,000	1,197	6/2/2	1986		

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	41.6 years old	Households:	16,240
Median Household Income:	$96,801	Households w/Family:	64%
Household Income Per Capita:	$46,260	Households w/Family Married:	47%
Most Common Education Level:	Some College	Households w/Family Children:	30%

School District

School District Zone:	Santa Rosa High School District	Students:	9,546
Number of Schools:	12	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.39Mi.	**Hilliard Comstock Middle School** Number of Students: 423 Student-Teacher Ratio: 18.02	F	Public	7 - 8
0.39Mi.	**Hilliard Comstock Middle School** Number of Students: 423 Student-Teacher Ratio: 18.02	F	Public	7 - 8
0.54Mi.	**Helen M. Lehman Elementary School** Number of Students: 373 Student-Teacher Ratio: 24.87	D-	Public	KG - 6
0.54Mi.	**Helen M. Lehman Elementary School** Number of Students: 373 Student-Teacher Ratio: 24.87	D-	Public	KG - 6
1.51Mi.	**Piner High School** Number of Students: 1,434 Student-Teacher Ratio: 21.29 Advanced Placement: Yes	C-	Public	9 - 12
1.51Mi.	**Piner High School** Number of Students: 1,434 Student-Teacher Ratio: 21.29 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **2680 WESTBERRY DR, SANTA ROSA, CA 95403-7209** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

ICE SiteX Report

OrderID: 98697732

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	113%	HIGHER
BURGLARY	84%	LOWER
MOTOR VEHICLE THEFT	109%	SIMILAR
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	69%	NOTABLY LOWER
FORCIBLE RAPE	90%	LOWER
MURDER	108%	SIMILAR
OVERALL	104%	SIMILAR

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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