

Single Family Residence **RESIDENTIAL**

2901 OLD BENNETT RIDGE RD

SANTA ROSA, CA 95404

\$2,440,978 TopHap Estimate · \$1,023 / ft² · confidence 92 · as of Jul 14, 2026



2
BEDS

2.5
BATHS

2,385 ft²
LIVING AREA

3.08 ac
LOT SIZE

2021
YEAR BUILT

1
STORIES

6
ROOMS

3
PARKING

VALUATION

\$2.4M

\$2.2M low

\$2.6M high

Last Sale

\$1,500,000 · Feb 3, 2026

Est. Owner Equity

\$2,440,978

TAX & ASSESSMENT

Property Tax	\$15,467 (2025)
Assessed Value	\$1,342,249
Previous Assessed	\$1,248,480

PROPERTY FACTS

Property Type	Single Family Residence
County	SONOMA
Lot (acres)	3.08
Construction	Wood (Unspecified)
Heating	Central
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1
FLOOD

88
WILDFIRE

36
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 29, 2026	Resale	Grant Deed	\$1,500,000	\$629	
Nov 12, 2021	Financing	Intrafamily Transfer			\$519K
May 15, 2018	Resale	Grant Deed	\$400,000	\$168	
Jun 30, 2010	Resale	Grant Deed	\$968,000	\$406	\$417K
Oct 13, 2006	Resale	Grant Deed	\$1,140,000	\$478	\$900K
Sep 18, 2006	Recorded document	Affidavit Of Death			
Feb 21, 1997	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Yulupa Elementary School	Elementary	KG–3	4.9 mi
Montgomery High School	Middle	7–12	5.8 mi

District: Bennett Valley Union 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	Absentee owner
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