

Rural Residence

RESIDENTIAL

2540 BENNETT RIDGE RD

SANTA ROSA, CA 95404

\$1,601,635 TopHap Estimate · \$748 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,142 ft²

LIVING AREA

2 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$1.6M

\$1.5M low

\$1.7M high

Last Sale

\$2,105,000 · Oct 24, 2023

Est. Owner Equity

\$1,051,635

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$12,578 (2025)
Assessed Value	\$1,103,743
Previous Assessed	\$1,103,743

PROPERTY FACTS

Property Type	Rural Residence
County	Sonoma
Lot (acres)	2.00
Construction	Wood (Unspecified)
Heating	None
Fireplace	Yes
Garage	Garage, Detached
Pool	Yes

CLIMATE RISK

1
FLOOD

89
WILDFIRE

36
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 20, 2023	Financing	Intrafamily Transfer			
Oct 17, 2023	Resale	Grant Deed	\$2,105,000	\$983	
Oct 20, 2023	Financing	Intrafamily Transfer			\$550K
May 31, 2022	Financing	Intrafamily Transfer			
Jul 18, 2006	Resale	Grant Deed	\$1,074,000	\$501	\$859K
Oct 28, 2002	Quitclaim	Quit Claim Transfer			
Apr 24, 2002	Quitclaim	Quit Claim Transfer			
Apr 24, 2002	Quitclaim	Quit Claim Transfer			
Apr 24, 2002	Quitclaim	Quit Claim Transfer			
Aug 14, 1998	Resale	Grant Deed	\$544,500	\$254	\$436K
Jun 21, 1996	Resale	Grant Deed	\$375,000	\$175	\$281K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Yulupa Elementary School	Elementary	KG–3	4.1 mi
Montgomery High School	Middle	7–12	5.0 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	Owner occupied
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