

Rural Residence

RESIDENTIAL

2530 BENNETT RIDGE RD

SANTA ROSA, CA 95404

\$3,268,936 TopHap Estimate · \$631 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

4

BATHS

5,182 ft²

LIVING AREA

2.1 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

8

ROOMS

4

PARKING

VALUATION

\$3.3M

\$2.9M low

\$3.7M high

Last Sale

\$1,950,000 · Jul 20, 2006

Est. Owner Equity

\$1,337,293

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$31,595 (2025)
Assessed Value	\$2,783,337
Previous Assessed	\$2,783,337

PROPERTY FACTS

Property Type	Rural Residence
County	Sonoma
Lot (acres)	2.10
Construction	Wood (Unspecified)
Heating	Central
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
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	\$/FT ²	LOAN
Feb 15, 2012	Quitclaim	Quit Claim Transfer			
Oct 11, 2011	Quitclaim	Quit Claim Transfer			\$932K
Jul 12, 2006	Resale	Grant Deed	\$1,950,000	\$376	\$1M
Dec 9, 2005	Quitclaim	Quit Claim Transfer			
Aug 17, 2005	Resale	Grant Deed	\$1,775,000	\$343	\$1000K
Jun 28, 2001	Resale	Grant Deed	\$1,450,000	\$280	\$405K
Jun 8, 1999	Resale	Grant Deed	\$951,000	\$184	\$600K
Dec 10, 1992	Resale	Grant Deed	\$200,000	\$39	\$78K
Mar 16, 1990	Resale	Trustees Deed	\$198,000	\$38	
Mar 16, 1990	Recorded document	Trustees Deed			
Mar 3, 1989	Resale	Trustees Deed	\$122,000	\$24	

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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