

Single Family Residence **RESIDENTIAL**

2163 RACHEL DR

SANTA ROSA, CA 95401

\$600,370 TopHap Estimate · \$404 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,487 ft²

LIVING AREA

0.11 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$600K

\$570K low

\$631K high

Last Sale

\$370,000 · Sep 23, 2013

Est. Owner Equity

\$195,370

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$5,354 (2025)
Assessed Value	\$453,560
Previous Assessed	\$453,560

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

42
FLOOD

33
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 13, 2013	Resale	Grant Deed	\$370,000	\$249	\$336K
Jun 28, 2011	Resale	Grant Deed	\$308,000	\$207	\$300K
Jul 15, 2010	Resale	Grant Deed	\$248,000	\$167	
Mar 25, 2010	Non-arms-length	Trustees Deed	\$265,000	\$178	
Jul 10, 2007	Recorded document	Grant Deed			
Jul 10, 2007	Resale	Grant Deed	\$446,000	\$300	\$446K
Jul 12, 2005	Recorded document	Grant Deed			
Jul 12, 2005	Financing	Intrafamily Transfer			\$285K
Sep 5, 1991	Resale	Grant Deed	\$183,000	\$123	\$90K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
J. X. Wilson Elementary School	Elementary	KG–6	0.4 mi
Hilliard Comstock Middle School	Middle	7–8	1.9 mi
Elsie Allen High School	High	9–12	2.0 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 95401

81 CRIME INDEX	83 AIR POLLUTION	37,940 POPULATION	\$88K 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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