

Rural Residence

RESIDENTIAL

4640 BENNETT VIEW DR

SANTA ROSA, CA 95404

\$980,940 TopHap Estimate · \$437 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,244 ft²

LIVING AREA

1.1 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$981K

\$897K low

\$1.1M high

Est. Owner Equity

\$760,940

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$4,056 (2025)
Assessed Value	\$341,843
Previous Assessed	\$341,843

PROPERTY FACTS

Property Type	Rural Residence
County	Sonoma
Lot (acres)	1.10
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1
FLOOD

85
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 18, 2016	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Yulupa Elementary School	Elementary	KG–3	0.9 mi
Montgomery High School	Middle	7–12	1.8 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	Owner occupied
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