

Rural Residence

RESIDENTIAL

2710 BENNETT RIDGE RD

SANTA ROSA, CA 95404

\$1,205,171 TopHap Estimate · \$584 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,064 ft²

LIVING AREA

1.01 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$632,000 · Feb 18, 2011

Est. Owner Equity

\$782,171

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$9,355 (2025)
Assessed Value	\$809,694
Previous Assessed	\$809,694

PROPERTY FACTS

Property Type	Rural Residence
County	Sonoma
Lot (acres)	1.01
Construction	Wood (Unspecified)
Heating	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	88 WILDFIRE	36 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 10, 2017	Quitclaim	Quit Claim Transfer			\$462K
Jan 10, 2017	Quitclaim	Quit Claim Transfer			
Mar 20, 2013	Quitclaim	Quit Claim Transfer			
Feb 14, 2011	Resale	Grant Deed	\$632,000	\$306	\$506K
Jul 20, 2009	Quitclaim	Quit Claim Transfer			
Jul 20, 2009	Financing	Affidavit Of Death			\$50K
Jun 7, 2007	Quitclaim	Quit Claim Transfer			
Jun 8, 2007	Financing	Intrafamily Transfer			\$170K
Jan 31, 2003	Quitclaim	Quit Claim Transfer			
Jan 31, 2003	Quitclaim	Quit Claim Transfer			\$100K
Aug 28, 2001	Quitclaim	Quit Claim Transfer			\$50K
Aug 28, 2001	Quitclaim	Quit Claim Transfer			\$254K

Aug 8, 2001	Quitclaim	Quit Claim Transfer	
Jul 30, 2001	Quitclaim	Quit Claim Transfer	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Yulupa Elementary School	Elementary	KG–3	4.6 mi
Montgomery High School	Middle	7–12	5.5 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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