

Single Family Residence **RESIDENTIAL**

2663 BENNETT RIDGE RD

SANTA ROSA, CA 95404

\$1,248,015 TopHap Estimate · \$655 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,905 ft²

LIVING AREA

1.08 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$1.2M

\$1.2M low

\$1.3M high

Last Sale

\$1,250,000 · May 22, 2026

Est. Owner Equity

\$498,015

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$6,943 (2025)
Assessed Value	\$595,211
Previous Assessed	\$583,541

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SONOMA
Lot (acres)	1.08
Construction	Wood (Unspecified)
Roof	Roll Tar & Gravel
Heating	Heat Pump
Cooling	None
Fireplace	Yes
Pool	Yes

CLIMATE RISK

1 FLOOD	87 WILDFIRE	36 DROUGHT
------------	----------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 15, 2026	Resale	Grant Deed	\$1,250,000	\$656	\$750K
Feb 20, 2019	Quitclaim	Quit Claim Transfer			
Mar 24, 2003	Quitclaim	Quit Claim Transfer			\$163K
May 20, 1992	Quitclaim	Quit Claim Transfer			\$189K
May 18, 1990	Resale	Grant Deed	\$315,000	\$165	\$187K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Yulupa Elementary School	Elementary	KG–3	4.5 mi
Montgomery High School	Middle	7–12	5.4 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
---------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------