

Residential - Vacant Land

RESIDENTIAL

2935 OLD BENNETT RIDGE RD

SANTA ROSA, CA 95404



1.4 ac

LOT SIZE

VALUATION

Last Sale

\$473,000 · Aug 5, 2021

TAX & ASSESSMENT

Property Tax	\$341 (2025)
Assessed Value	\$21,224
Previous Assessed	\$21,224

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Sonoma
Lot (acres)	1.40

Heating	None
Cooling	None
Pool	No

CLIMATE RISK

10
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
Aug 3, 2021	Resale	Grant Deed	\$473,000		
Feb 22, 2021	Resale	Grant Deed	\$525,000		
Jun 24, 2019	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Yulupa Elementary School	Elementary	KG–3	5.1 mi
Montgomery High School	Middle	7–12	6.0 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

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

OWNERSHIP

Occupancy

Absentee owner