

Rural Residence

RESIDENTIAL

2545 BENNETT RIDGE RD

SANTA ROSA, CA 95404

\$937,208 TopHap Estimate · \$606 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,546 ft²

LIVING AREA

2.53 ac

LOT SIZE

1974

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$937K

\$866K low

\$1M high

Est. Owner Equity

\$937,208

TAX & ASSESSMENT

Property Tax	\$2,214 (2025)
Assessed Value	\$181,214
Previous Assessed	\$181,214

PROPERTY FACTS

Property Type	Rural Residence
County	Sonoma
Lot (acres)	2.53
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

88
WILDFIRE

36
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 12, 2010	Recorded document	Affidavit Of Death			
May 12, 2010	Quitclaim	Quit Claim Transfer			
Dec 6, 2001	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Yulupa Elementary School	Elementary	KG–3	4.1 mi
Montgomery High School	Middle	7–12	5.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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