

Rural Residence

RESIDENTIAL

2550 BENNETT RIDGE RD

SANTA ROSA, CA 95404

\$1,398,111 TopHap Estimate · \$532 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,627 ft²

LIVING AREA

2.44 ac

LOT SIZE

1974

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$1,000,000 · May 15, 2018

Est. Owner Equity

\$303,111

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$12,989 (2025)
Assessed Value	\$1,137,824
Previous Assessed	\$1,137,824

PROPERTY FACTS

Property Type	Rural Residence
County	Sonoma
Lot (acres)	2.44
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
May 19, 2020	Financing	Intrafamily Transfer			\$695K
Oct 31, 2019	Quitclaim	Quit Claim Transfer			
May 14, 2018	Resale	Grant Deed	\$1,000,000	\$381	\$712K
Apr 7, 1999	Quitclaim	Quit Claim Transfer			
Apr 6, 1999	Quitclaim	Quit Claim Transfer			\$111K

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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