

Rural Residence

RESIDENTIAL

2560 BENNETT RIDGE RD

SANTA ROSA, CA 95404

\$1,338,993 TopHap Estimate · \$461 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

2

BATHS

2,906 ft²

LIVING AREA

1.89 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$1.3M

\$1.3M low

\$1.4M high

Est. Owner Equity

\$0

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$5,412 (2025)
Assessed Value	\$461,288
Previous Assessed	\$461,288

PROPERTY FACTS

Property Type	Rural Residence
County	Sonoma
Lot (acres)	1.89
Construction	Wood (Unspecified)
Heating	None
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
Mar 6, 2015	Quitclaim	Quit Claim Transfer			\$714K
Mar 6, 2015	Recorded document	Affidavit Of Death			
May 11, 2009	Financing	Correction Deed			\$300K
Nov 9, 2004	Quitclaim	Quit Claim Transfer			
Oct 22, 2002	Quitclaim	Quit Claim Transfer			\$116K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Yulupa Elementary School	Elementary	KG–3	4.2 mi
Montgomery High School	Middle	7–12	5.1 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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