

Rural Residence

RESIDENTIAL

2645 BENNETT RIDGE RD

SANTA ROSA, CA 95404

\$1,261,021 TopHap Estimate · \$567 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,223 ft²

LIVING AREA

1.81 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Est. Owner Equity

\$195,721

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$2,351 (2025)
Assessed Value	\$185,412
Previous Assessed	\$185,412

PROPERTY FACTS

Property Type	Rural Residence
County	Sonoma
Lot (acres)	1.81
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

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
Sep 14, 2018	Quitclaim	Quit Claim Transfer			
Dec 7, 2015	Financing	Intrafamily Transfer			\$460K
Dec 21, 2011	Quitclaim	Quit Claim Transfer			
Dec 21, 2011	Financing	Intrafamily Transfer			\$415K
Mar 20, 2010	Quitclaim	Quit Claim Transfer			\$416K
Mar 20, 2010	Quitclaim	Quit Claim Transfer			
Aug 5, 2008	Quitclaim	Quit Claim Transfer			\$417K
Oct 30, 2006	Quitclaim	Quit Claim Transfer			
Oct 30, 2006	Financing	Intrafamily Transfer			\$150K
Nov 22, 2005	Quitclaim	Quit Claim Transfer			\$265K
May 29, 2002	Quitclaim	Quit Claim Transfer			

May 29, 2002	Quitclaim	Quit Claim Transfer	
May 29, 2002	Quitclaim	Quit Claim Transfer	\$225K
Feb 16, 1994	Quitclaim	Quit Claim Transfer	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Yulupa Elementary School	Elementary	KG–3	4.4 mi
Montgomery High School	Middle	7–12	5.3 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
-----------	----------------