

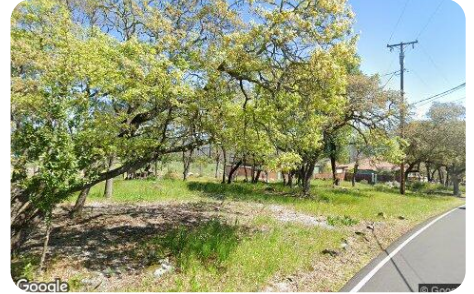
Rural Residence

RESIDENTIAL

2655 BENNETT RIDGE RD

SANTA ROSA, CA 95404

\$1,082,408 TopHap Estimate · \$573 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,889 ft²

LIVING AREA

1.17 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1.1M

\$993K low

\$1.2M high

Last Sale

\$243,000 · Jul 3, 1989

Est. Owner Equity

\$535,208

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$6,629 (2025)
Assessed Value	\$574,099
Previous Assessed	\$574,099

PROPERTY FACTS

Property Type	Rural Residence
County	Sonoma
Lot (acres)	1.17
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

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
Nov 17, 2021	Financing	Intrafamily Transfer			
Jul 3, 1989	Resale	Grant Deed	\$243,000	\$129	\$182K

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

OWNERSHIP

Occupancy	Owner occupied
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