

Rural Residence

RESIDENTIAL

2570 BENNETT RIDGE RD

SANTA ROSA, CA 95404

\$1,355,525 TopHap Estimate · \$504 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,688 ft²

LIVING AREA

1.99 ac

LOT SIZE

1976

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.2M low

\$1.5M high

Last Sale

\$297,000 · Nov 29, 1995

Est. Owner Equity

\$990,525

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$7,238 (2025)
Assessed Value	\$624,057
Previous Assessed	\$624,057

PROPERTY FACTS

Property Type	Rural Residence
County	Sonoma
Lot (acres)	1.99
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
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	\$/FT ²	LOAN
May 26, 2021	Financing	Intrafamily Transfer			
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Apr 27, 2011	Financing	Intrafamily Transfer			\$150K
Oct 9, 2008	Quitclaim	Quit Claim Transfer			
Dec 15, 1998	Quitclaim	Quit Claim Transfer			\$227K
Nov 29, 1995	Resale	Grant Deed	\$297,000	\$110	\$238K

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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