

Rural Residence

RESIDENTIAL

2640 BENNETT RIDGE RD

SANTA ROSA, CA 95404

\$1,533,537 TopHap Estimate · \$541 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,834 ft²

LIVING AREA

1.26 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

6

ROOMS

4

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Est. Owner Equity

\$1,233,537

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$3,317 (2025)
Assessed Value	\$267,803
Previous Assessed	\$267,803

PROPERTY FACTS

Property Type	Rural Residence
County	Sonoma
Lot (acres)	1.26
Construction	Wood (Unspecified)
Heating	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	87 WILDFIRE	36 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

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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