

Rural Residence

RESIDENTIAL

2699 BENNETT RIDGE RD

SANTA ROSA, CA 95404

\$1,550,973 TopHap Estimate · \$718 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

3

BATHS

2,159 ft²

LIVING AREA

1.09 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$1.6M

\$1.4M low

\$1.7M high

Est. Owner Equity

\$1,250,973

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$2,176 (2025)
Assessed Value	\$166,082
Previous Assessed	\$166,082

PROPERTY FACTS

Property Type	Rural Residence
County	Sonoma
Lot (acres)	1.09
Construction	Wood Frame
Heating	None
Fireplace	Yes
Garage	Garage, Attached
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	\$/FT ²	LOAN
Feb 21, 2003	Quitclaim	Quit Claim Transfer			
Feb 21, 2003	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Yulupa Elementary School	Elementary	KG–3	4.6 mi
Montgomery High School	Middle	7–12	5.5 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
-----------	----------------