

Rural Residence

RESIDENTIAL

2707 BENNETT RIDGE RD

SANTA ROSA, CA 95404

\$1,717,748 TopHap Estimate · \$521 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

2

BATHS

3,294 ft²

LIVING AREA

1.07 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$1.7M

\$1.6M low

\$1.9M high

Est. Owner Equity

\$1,577,748

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax	\$6,489 (2025)
Assessed Value	\$546,569
Previous Assessed	\$546,569

PROPERTY FACTS

Property Type	Rural Residence
County	Sonoma
Lot (acres)	1.07
Construction	Wood (Unspecified)
Heating	Radiant
Fireplace	Yes
Pool	No

CLIMATE RISK

61 FLOOD	89 WILDFIRE	36 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 14, 2012	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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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