

Single Family Residence **RESIDENTIAL**

## 2130 RACHEL DR

SANTA ROSA, CA 95401

**\$612,760** TopHap Estimate · \$324 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,894 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1993**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

### VALUATION

**\$613K**

\$600K low

\$625K high

Last Sale

**\$84,000 · Feb 13, 1998**

Est. Owner Equity

**\$505,760**

Loan-to-Value

**17%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,595 (2025) |
| Assessed Value    | \$303,359      |
| Previous Assessed | \$303,359      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Sonoma                  |
| Lot (acres)   | 0.10                    |
| Construction  | Wood (Unspecified)      |
| Heating       | None                    |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|            |                |               |
|------------|----------------|---------------|
| 1<br>FLOOD | 33<br>WILDFIRE | 27<br>DROUGHT |
|------------|----------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Feb 13, 1998 | Resale | Grant Deed | \$84,000  | \$44   | \$176K |
| Feb 2, 1995  | Resale | Grant Deed | \$190,000 | \$100  | \$171K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| J. X. Wilson Elementary School  | Elementary | KG–6   | 0.2 mi   |
| Hilliard Comstock Middle School | Middle     | 7–8    | 1.8 mi   |
| Elsie Allen High School         | High       | 9–12   | 1.9 mi   |

District: Santa Rosa High 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 95401

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>81</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>37,940</b><br>POPULATION | <b>\$88K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|