

Single Family Residence **RESIDENTIAL**

2165 RACHEL DR

SANTA ROSA, CA 95401

\$594,586 TopHap Estimate · \$367 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,618 ft²
LIVING AREA

0.13 ac
LOT SIZE

1990
YEAR BUILT

2
STORIES

3
ROOMS

VALUATION

\$595K

\$570K low

\$620K high

Last Sale

\$300,000 · Dec 5, 2008

Est. Owner Equity

\$322,051

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$4,460 (2025)
Assessed Value	\$376,655
Previous Assessed	\$369,271

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SONOMA
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

42
FLOOD

33
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 24, 2008	Quitclaim	Quit Claim Transfer			
Dec 2, 2008	Resale	Grant Deed	\$300,000	\$185	\$270K
Jul 3, 2008	Non-arms-length	Trustees Deed	\$304,260	\$188	
Jun 9, 2003	Resale	Grant Deed	\$379,000	\$234	\$303K
Apr 10, 1998	Resale	Grant Deed	\$194,954	\$120	\$185K
Jul 18, 1996	Resale	Grant Deed	\$184,000	\$114	\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
J. X. Wilson Elementary School	Elementary	KG–6	0.4 mi
Hilliard Comstock Middle School	Middle	7–8	1.9 mi
Elsie Allen High School	High	9–12	2.0 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

81 CRIME INDEX	83 AIR POLLUTION	37,940 POPULATION	\$88K MEDIAN IN-COME	58°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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