

Single Family Residence **RESIDENTIAL**

2169 RACHEL DR

SANTA ROSA, CA 95401

\$525,888 TopHap Estimate · \$396 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,327 ft²

LIVING AREA

0.14 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$526K

\$511K low

\$540K high

Last Sale

\$170,000 · Mar 29, 1991

Est. Owner Equity

\$275,888

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$3,555 (2025)
Assessed Value	\$306,399
Previous Assessed	\$306,399

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	None
Fireplace	Yes
Pool	No

CLIMATE RISK

42 FLOOD	34 WILDFIRE	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 26, 2021	Financing	Intrafamily Transfer			
Jan 26, 2021	Financing	Intrafamily Transfer			\$250K
Nov 9, 2012	Quitclaim	Quit Claim Transfer			
Nov 9, 2012	Financing	Intrafamily Transfer			\$160K
Mar 24, 2009	Quitclaim	Quit Claim Transfer			
Mar 24, 2009	Financing	Intrafamily Transfer			\$130K
May 20, 2008	Quitclaim	Quit Claim Transfer			
Mar 29, 1991	Resale	Grant Deed	\$170,000	\$128	\$136K

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

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

OWNERSHIP

Occupancy

Owner occupied