

Single Family Residence **RESIDENTIAL**

2173 RACHEL DR

SANTA ROSA, CA 95401

\$570,682 TopHap Estimate · \$380 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,503 ft²

LIVING AREA

0.11 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$571K

\$548K low

\$593K high

Last Sale

\$180,000 · Feb 28, 1995

Est. Owner Equity

\$0

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$3,408 (2025)
Assessed Value	\$287,392
Previous Assessed	\$287,392

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.11
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

42
FLOOD

35
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 18, 2015	Quitclaim	Quit Claim Transfer			
Feb 18, 2015	Quitclaim	Quit Claim Transfer			
Feb 28, 1995	Resale	Grant Deed	\$180,000	\$120	\$171K
Oct 5, 1992	Resale	Grant Deed	\$185,000	\$123	\$125K

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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