

Single Family Residence **RESIDENTIAL**

2166 RACHEL DR

SANTA ROSA, CA 95401

\$532,735 TopHap Estimate · \$401 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,327 ft²

LIVING AREA

0.12 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$533K

\$510K low

\$556K high

Last Sale

\$260,000 · Oct 27, 2011

Est. Owner Equity

\$150,735

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$3,871 (2025)
Assessed Value	\$326,561
Previous Assessed	\$326,561

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.12
Construction	Wood (Unspecified)
Heating	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

42 FLOOD	40 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
Aug 16, 2013	Quitclaim	Quit Claim Transfer			\$230K
Oct 24, 2011	Resale	Grant Deed	\$260,000	\$196	\$234K
Mar 25, 2005	Financing	Intrafamily Transfer			\$300K
Jan 22, 1999	Resale	Grant Deed	\$199,500	\$150	\$203K
Jun 26, 1998	Quitclaim	Quit Claim Transfer			\$156K
Apr 25, 1991	Resale	Grant Deed	\$170,000	\$128	\$153K

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	Owner occupied
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