

Single Family Residence **RESIDENTIAL**

2164 RACHEL DR

SANTA ROSA, CA 95401

\$561,594 TopHap Estimate · \$378 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,487 ft²

LIVING AREA

0.13 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$562K

\$516K low

\$607K high

Est. Owner Equity

\$0

Loan-to-Value

131%

TAX & ASSESSMENT

Property Tax	\$3,796 (2025)
Assessed Value	\$327,138
Previous Assessed	\$327,138

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	None
Fireplace	Yes
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
Jul 23, 2013	Financing	Intrafamily Transfer			\$362K
Oct 24, 2006	Financing	Intrafamily Transfer			\$375K
Oct 1, 1997	Quitclaim	Quit Claim Transfer			\$137K

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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