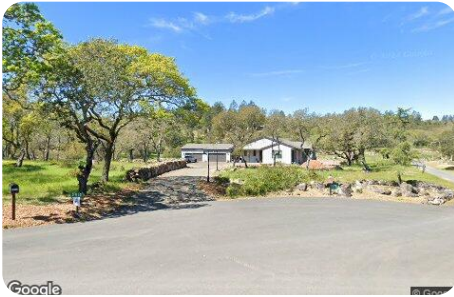


Rural Residence

RESIDENTIAL

2912 OLD BENNETT RIDGE RD

SANTA ROSA, CA 95404



3

BEDS

3

BATHS

2,483 ft²

LIVING AREA

3 ac

LOT SIZE

2023

YEAR BUILT

1

STORIES

7

ROOMS

4

PARKING

VALUATION

Last Sale

\$445,000 · Jan 17, 2023

TAX & ASSESSMENT

Property Tax

\$4,372 (2025)

Assessed Value

\$358,671

Previous Assessed

\$358,671

PROPERTY FACTS

Property Type	Rural Residence
County	Sonoma
Lot (acres)	3.00
Construction	Wood (Unspecified)
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

54 FLOOD	88 WILDFIRE	36 DROUGHT
-------------	----------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 11, 2023	Resale	Grant Deed	\$445,000	\$179	
Aug 3, 2018	Quitclaim	Quit Claim Transfer			
Jul 15, 2003	Quitclaim	Quit Claim Transfer			\$323K
Sep 30, 1996	Resale	Grant Deed	\$370,000	\$149	\$207K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Yulupa Elementary School	Elementary	KG–3	4.8 mi
Montgomery High School	Middle	7–12	5.8 mi

District: Bennett Valley Union Elementary 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 95404

102 CRIME INDEX	82 AIR POLLUTION	43,241 POPULATION	\$104K MEDIAN IN-COME	58°F AVG TEMP	78% SUNSHINE
---------------------------------------	--	---	---	-------------------------------------	------------------------------------

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

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------