

Rural Residence

RESIDENTIAL

2909 OLD BENNETT RIDGE RD

SANTA ROSA, CA 95404

\$1,431,076 TopHap Estimate · \$403 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

4

BATHS

3,548 ft²

LIVING AREA

3.05 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$425,000 · Jul 14, 2025

Est. Owner Equity

\$1,006,076

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$7,614 (2025)
Assessed Value	\$648,092
Previous Assessed	\$648,092

PROPERTY FACTS

Property Type	Rural Residence
County	Sonoma
Lot (acres)	3.05
Construction	Wood (Unspecified)
Heating	Central
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	Yes

CLIMATE RISK

1
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
Jul 9, 2025	Resale	Grant Deed	\$425,000	\$120	\$425K
Aug 6, 2020	Resale	Grant Deed	\$1,400,000	\$395	\$510K
Oct 16, 1997	Quitclaim	Quit Claim Transfer			\$193K
May 4, 1990	Quitclaim	Quit Claim Transfer			\$25K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Yulupa Elementary School	Elementary	KG–3	5.0 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
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
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