

Rural Residence

RESIDENTIAL

2921 OLD BENNETT RIDGE RD

SANTA ROSA, CA 95404

\$1,610,333 TopHap Estimate · \$646 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

3

BATHS

2,492 ft²

LIVING AREA

3.02 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

7

ROOMS

3

PARKING

VALUATION

\$1.6M

\$1.5M low

\$1.7M high

Last Sale

\$830,000 · Apr 7, 2004

Est. Owner Equity

\$841,133

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$15,504 (2025)
Assessed Value	\$1,349,586
Previous Assessed	\$1,349,586

PROPERTY FACTS

Property Type	Rural Residence
County	Sonoma
Lot (acres)	3.02
Construction	Wood (Unspecified)
Heating	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	87 WILDFIRE	36 DROUGHT
------------	----------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 10, 2022	Financing	Intrafamily Transfer			
Apr 7, 2004	Resale	Grant Deed	\$830,000	\$333	\$530K
Dec 18, 2002	Quitclaim	Quit Claim Transfer			
Aug 13, 2002	Resale	Grant Deed	\$695,000	\$279	\$556K
Aug 13, 2002	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Yulupa Elementary School	Elementary	KG–3	5.0 mi
Montgomery High School	Middle	7–12	5.9 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
-----------	----------------