

Rural Residence

RESIDENTIAL

2943 OLD BENNETT RIDGE RD

SANTA ROSA, CA 95404

\$872,302 TopHap Estimate · \$637 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,370 ft²

LIVING AREA

3.44 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$872K

\$803K low

\$942K high

Est. Owner Equity

\$872,302

TAX & ASSESSMENT

Property Tax	\$1,407 (2025)
Assessed Value	\$114,714
Previous Assessed	\$114,714

PROPERTY FACTS

Property Type	Rural Residence
County	Sonoma
Lot (acres)	3.44
Construction	Wood (Unspecified)
Heating	Central
Cooling	None
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

59 FLOOD	88 WILDFIRE	36 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 22, 2021	Financing	Intrafamily 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
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
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