

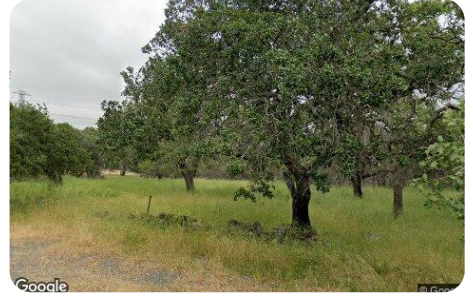
Rural Residence

**RESIDENTIAL**

## 2945 OLD BENNETT RIDGE RD

SANTA ROSA, CA 95404

**\$857,406** TopHap Estimate · \$460 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,864 ft<sup>2</sup>**  
LIVING AREA

**2.15 ac**  
LOT SIZE

**1940**  
YEAR BUILT

**1**  
STORIES

**6**  
ROOMS

### VALUATION

**\$857K**

\$792K low

\$923K high

Last Sale

**\$320,000 · Jan 14, 1997**

Est. Owner Equity

**\$619,406**

Loan-to-Value

**28%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,981 (2025) |
| Assessed Value    | \$431,106      |
| Previous Assessed | \$431,106      |

## PROPERTY FACTS

|               |                    |
|---------------|--------------------|
| Property Type | Rural Residence    |
| County        | Sonoma             |
| Lot (acres)   | 2.15               |
| Construction  | Wood (Unspecified) |
| Heating       | None               |
| Cooling       | Yes                |
| Fireplace     | Yes                |
| Pool          | No                 |

## CLIMATE RISK

|            |                |               |
|------------|----------------|---------------|
| 1<br>FLOOD | 87<br>WILDFIRE | 36<br>DROUGHT |
|------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Nov 18, 2015 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Nov 18, 2015 | Recorded document | Affidavit Of Death  |           |        |        |
| Jun 8, 2009  | Quitclaim         | Quit Claim Transfer |           |        |        |
| May 20, 2003 | Quitclaim         | Quit Claim Transfer |           |        |        |
| May 19, 2003 | Quitclaim         | Quit Claim Transfer |           |        | \$217K |
| Mar 31, 1999 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Dec 15, 1998 | Quitclaim         | Quit Claim Transfer |           |        | \$227K |
| Jul 22, 1997 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Jan 14, 1997 | Resale            | Grant Deed          | \$320,000 | \$172  | \$288K |
| Jun 7, 1996  | Quitclaim         | Quit Claim Transfer |           |        |        |
| Sep 18, 1989 | Resale            | Grant Deed          | \$312,000 | \$167  | \$234K |

## 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

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

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

## OWNERSHIP

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