

Single Family Residence **RESIDENTIAL**

# 2174 RACHEL DR

SANTA ROSA, CA 95401

**\$567,430** TopHap Estimate · \$382 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,487 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1990**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$567K**

\$550K low

\$585K high

Last Sale

**\$182,000 · Apr 11, 1991**

Est. Owner Equity

**\$445,480**

Loan-to-Value

**20%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,584 (2025) |
| Assessed Value    | \$308,203      |
| Previous Assessed | \$308,203      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Sonoma                  |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Heating       | None                    |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 42<br>FLOOD | 35<br>WILDFIRE | 27<br>DROUGHT |
|-------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Jul 22, 2022 | Financing | Intrafamily Transfer |           |        |        |
| Apr 11, 1991 | Resale    | Grant Deed           | \$182,000 | \$122  | \$122K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| J. X. Wilson Elementary School  | Elementary | KG–6   | 0.4 mi   |
| Hilliard Comstock Middle School | Middle     | 7–8    | 1.9 mi   |
| Elsie Allen High School         | High       | 9–12   | 2.0 mi   |

District: Santa Rosa High 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 95401

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>81</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>37,940</b><br>POPULATION | <b>\$88K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|