

Single Family Residence **RESIDENTIAL**

2170 RACHEL DR

SANTA ROSA, CA 95401

\$619,576 TopHap Estimate · \$362 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

3
BATHS

1,712 ft²
LIVING AREA

0.14 ac
LOT SIZE

1990
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$620K

\$594K low

\$645K high

Last Sale

\$250,000 · Dec 30, 2011

Est. Owner Equity

\$344,576

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$3,728 (2025)
Assessed Value	\$314,000
Previous Assessed	\$314,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

42 FLOOD	34 WILDFIRE	27 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
Dec 9, 2011	Resale	Grant Deed	\$250,000	\$146	\$244K
Dec 22, 2011	Quitclaim	Quit Claim Transfer			
Aug 9, 2011	Non-arms-length	Trustees Deed	\$260,000	\$152	
Dec 20, 2005	Quitclaim	Quit Claim Transfer			\$460K
Jan 30, 2004	Resale	Grant Deed	\$425,000	\$248	\$340K
Nov 13, 2003	Quitclaim	Quit Claim Transfer			
Oct 13, 2000	Quitclaim	Quit Claim Transfer			\$181K
May 12, 1995	Recorded document	Grant Deed			
Jun 27, 1991	Resale	Grant Deed	\$199,000	\$116	\$149K

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

81 CRIME INDEX	83 AIR POLLUTION	37,940 POPULATION	\$88K 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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