

Residential - Vacant Land

RESIDENTIAL

2918 OLD BENNETT RIDGE RD

SANTA ROSA, CA 95404



3 ac

LOT SIZE

VALUATION

Last Sale

\$445,000 · Jan 17, 2023

TAX & ASSESSMENT

Property Tax	\$1,104 (2025)
Assessed Value	\$88,434
Previous Assessed	\$88,434

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Sonoma
Lot (acres)	3.00

Heating	None
Cooling	None
Pool	No

CLIMATE RISK

54
FLOOD

87
WILDFIRE

36
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 11, 2023	Resale	Grant Deed	\$445,000		
Aug 3, 2018	Quitclaim	Quit Claim Transfer			
Oct 11, 2002	Recorded document	Grant Deed			
Apr 4, 1990	Recorded document	Trustees Deed			
Apr 4, 1990	Recorded document	Trustees Deed			
Jan 12, 1990	Resale	Grant Deed	\$180,000		\$144K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Yulupa Elementary School	Elementary	KG–3	4.9 mi
Montgomery High School	Middle	7–12	5.8 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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