

Single Family Residence **RESIDENTIAL**

2160 RACHEL DR

SANTA ROSA, CA 95401

\$614,964 TopHap Estimate · \$380 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,618 ft²

LIVING AREA

0.13 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$615K

\$590K low

\$640K high

Last Sale

\$380,000 · Jul 18, 2014

Est. Owner Equity

\$293,113

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$5,397 (2025)
Assessed Value	\$456,692
Previous Assessed	\$456,692

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	50 WILDFIRE	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 2, 2024	Financing	Intrafamily Transfer			
Oct 11, 2021	Financing	Intrafamily Transfer			\$278K
Oct 11, 2021	Financing	Intrafamily Transfer			
Oct 24, 2016	Non-arms-length	Grant Deed	\$292,727	\$181	\$302K
Jul 11, 2014	Resale	Grant Deed	\$380,000	\$235	\$304K
Nov 6, 1998	Resale	Grant Deed	\$194,000	\$120	\$182K
Aug 7, 1997	Quitclaim	Quit Claim Transfer			
May 19, 1993	Resale	Grant Deed	\$184,000	\$114	\$129K

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	Absentee owner
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