

Rural Residence

RESIDENTIAL

2987 OLD BENNETT RIDGE RD

SANTA ROSA, CA 95404

\$1,154,664 TopHap Estimate · \$635 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,817 ft²

LIVING AREA

2.62 ac

LOT SIZE

1974

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$1,000,000 · Apr 27, 2020

Est. Owner Equity

\$554,664

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$13,507 (2025)
Assessed Value	\$1,184,322
Previous Assessed	\$1,184,322

PROPERTY FACTS

Property Type	Rural Residence
County	Sonoma
Lot (acres)	2.62
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1
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
Nov 22, 2024	Financing	Intrafamily Transfer			
Jul 19, 2023	Non-arms-length	Grant Deed	\$330,000	\$182	\$600K
Apr 23, 2020	Resale	Grant Deed	\$1,000,000	\$550	\$704K
Dec 10, 2018	Quitclaim	Quit Claim Transfer			
Jul 14, 2011	Resale	Grant Deed	\$639,000	\$352	
Jul 8, 2011	Recorded document	Grant Deed			
Jun 19, 2009	Financing	Intrafamily Transfer			\$613K
Nov 25, 2008	Resale	Grant Deed	\$750,000	\$413	\$600K
Nov 30, 1995	Resale	Grant Deed	\$289,500	\$159	\$232K
Aug 24, 1994	Quitclaim	Quit Claim Transfer			
Feb 23, 1994	Financing	Grant Deed			\$100K

Jan 18, 1990	Resale	Grant Deed	\$300,000	\$165
--------------	--------	------------	-----------	-------

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Yulupa Elementary School	Elementary	KG–3	5.2 mi
Montgomery High School	Middle	7–12	6.1 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
---------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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