

Rural Residence

RESIDENTIAL

2969 OLD BENNETT RIDGE RD

SANTA ROSA, CA 95404

\$1,034,389 TopHap Estimate · \$526 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,968 ft²

LIVING AREA

3.42 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$1M

\$968K low

\$1.1M high

Last Sale

\$329,000 · May 17, 2012

Est. Owner Equity

\$366,889

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$4,825 (2025)
Assessed Value	\$413,231
Previous Assessed	\$413,231

PROPERTY FACTS

Property Type	Rural Residence
County	Sonoma
Lot (acres)	3.42
Construction	Wood (Unspecified)
Heating	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	87 WILDFIRE	36 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 11, 2020	Quitclaim	Quit Claim Transfer			\$650K
Jul 12, 2011	Resale	Grant Deed	\$329,000	\$167	
May 14, 2012	Recorded document	Grant Deed			
Oct 11, 2005	Quitclaim	Quit Claim Transfer			
Oct 6, 2005	Quitclaim	Quit Claim Transfer			
Oct 6, 2005	Resale	Grant Deed	\$700,000	\$356	\$560K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Yulupa Elementary School	Elementary	KG–3	5.1 mi
Montgomery High School	Middle	7–12	6.0 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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