

Rural Residence

RESIDENTIAL

2585 BENNETT RIDGE RD

SANTA ROSA, CA 95404

\$1,362,770 TopHap Estimate · \$598 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

2

BATHS

2,277 ft²

LIVING AREA

1.51 ac

LOT SIZE

1973

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.4M high

Last Sale

\$1,130,000 · Sep 9, 2019

Est. Owner Equity

\$1,362,770

TAX & ASSESSMENT

Property Tax	\$14,055 (2025)
Assessed Value	\$1,235,814
Previous Assessed	\$1,235,814

PROPERTY FACTS

Property Type	Rural Residence
County	Sonoma
Lot (acres)	1.51
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1
FLOOD

88
WILDFIRE

36
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 4, 2019	Resale	Grant Deed	\$1,130,000	\$496	
Mar 19, 2013	Quitclaim	Quit Claim Transfer			
Nov 15, 2004	Resale	Grant Deed	\$635,000	\$279	\$200K
Mar 14, 2000	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Yulupa Elementary School	Elementary	KG–3	4.3 mi
Montgomery High School	Middle	7–12	5.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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