

Rural Residence

RESIDENTIAL

2650 BENNETT RIDGE RD

SANTA ROSA, CA 95404

\$1,209,707 TopHap Estimate · \$641 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,887 ft²

LIVING AREA

1.13 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$670,000 · Jun 11, 2004

Est. Owner Equity

\$1,209,707

TAX & ASSESSMENT

Property Tax	\$11,526 (2025)
Assessed Value	\$1,013,742
Previous Assessed	\$1,013,742

PROPERTY FACTS

Property Type	Rural Residence
County	Sonoma
Lot (acres)	1.13
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
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
Jun 11, 2004	Resale	Grant Deed	\$147,000	\$78	
Jun 11, 2004	Resale	Grant Deed	\$670,000	\$355	\$500K
Apr 9, 2002	Non-arms-length	Grant Deed	\$76,500	\$41	
Mar 13, 2002	Resale	Grant Deed	\$510,000	\$270	\$357K
Apr 14, 1999	Resale	Grant Deed	\$390,000	\$207	\$240K
Dec 29, 1998	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Yulupa Elementary School	Elementary	KG–3	4.4 mi
Montgomery High School	Middle	7–12	5.3 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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