

Single Family Residence **RESIDENTIAL**

2575 BENNETT RIDGE RD

SANTA ROSA, CA 95404

\$2,294,650 TopHap Estimate · \$884 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,597 ft²

LIVING AREA

1.94 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

8

ROOMS

3

PARKING

VALUATION

\$2.3M

\$2.1M low

\$2.5M high

Last Sale

\$2,300,000 · Apr 30, 2026

Est. Owner Equity

\$339,650

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$14,879 (2025)
Assessed Value	\$1,306,464
Previous Assessed	\$1,280,848

PROPERTY FACTS

Property Type	Single Family Residence
County	SONOMA
Lot (acres)	1.94
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

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
Apr 21, 2026	Resale	Grant Deed	\$2,300,000	\$886	\$2M
Dec 8, 2014	Quitclaim	Quit Claim Transfer			
Dec 8, 2014	Quitclaim	Quit Claim Transfer			\$417K
Jan 20, 2007	Quitclaim	Quit Claim Transfer			
Mar 16, 2005	Quitclaim	Quit Claim Transfer			\$578K
Sep 16, 2003	Financing	Grant Deed			\$612K
Jan 6, 2003	Financing	Grant Deed			\$490K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Yulupa Elementary School	Elementary	KG–3	4.2 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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