

Residential - Vacant Land

RESIDENTIAL

2700 BENNETT RIDGE RD
SANTA ROSA, CA 95404



3

BEDS

3.5

BATHS

3,296 ft²

LIVING AREA

1.11 ac

LOT SIZE

1974

YEAR BUILT

2

STORIES

3

ROOMS

VALUATION

Last Sale

\$300,000 · May 14, 2026

TAX & ASSESSMENT

Property Tax	\$4,162 (2025)
Assessed Value	\$362,085
Previous Assessed	\$354,986

PROPERTY FACTS

Property Type	Residential - Vacant Land
Style	Custom Design
County	SONOMA
Lot (acres)	1.11
Construction	Wood (Unspecified)
Heating	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	88 WILDFIRE	36 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 7, 2026	Resale	Grant Deed	\$300,000	\$91	
Jul 22, 2025	Resale	Grant Deed	\$300,000	\$91	
Jul 22, 2025	Financing	Intrafamily Transfer			
Feb 25, 2010	Quitclaim	Quit Claim Transfer			
Jan 17, 2003	Resale	Grant Deed	\$650,000	\$197	\$170K
Feb 5, 1999	Non-arms-length	Grant Deed	\$275,000	\$83	\$220K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Yulupa Elementary School	Elementary	KG–3	4.6 mi
Montgomery High School	Middle	7–12	5.5 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	Absentee owner
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