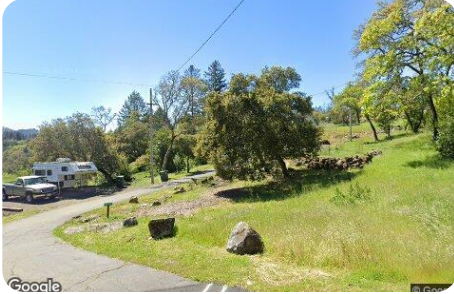


Rural Residence

RESIDENTIAL

2740 BENNETT RIDGE RD

SANTA ROSA, CA 95404



2

BEDS

2

BATHS

1,747 ft²

LIVING AREA

1.39 ac

LOT SIZE

2023

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

Last Sale

\$340,000 · Dec 23, 2021

TAX & ASSESSMENT

Property Tax

\$10,593 (2025)

Assessed Value

\$360,810

Previous Assessed

\$360,810

PROPERTY FACTS

Property Type	Rural Residence
County	Sonoma
Lot (acres)	1.39
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
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
Dec 15, 2021	Resale	Grant Deed	\$340,000	\$195	
May 21, 2003	Resale	Grant Deed	\$747,500	\$428	\$598K
Dec 5, 1991	Recorded document	Mortgage			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Yulupa Elementary School	Elementary	KG–3	4.7 mi
Montgomery High School	Middle	7–12	5.6 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
---------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------