

Rural Residence

RESIDENTIAL

2510 BENNETT RIDGE RD

SANTA ROSA, CA 95404

\$818,762 TopHap Estimate · \$383 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

2

BATHS

2,136 ft²

LIVING AREA

1.81 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$819K

\$755K low

\$882K high

Last Sale

\$450,000 · Nov 20, 2009

Est. Owner Equity

\$22,306

Loan-to-Value

105%

TAX & ASSESSMENT

Property Tax	\$7,927 (2025)
Assessed Value	\$686,848
Previous Assessed	\$686,848

PROPERTY FACTS

Property Type	Rural Residence
County	Sonoma
Lot (acres)	1.81
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1
FLOOD

89
WILDFIRE

36
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 13, 2019	Financing	Intrafamily Transfer			
Nov 2, 2009	Resale	Grant Deed	\$450,000	\$211	\$594K
Apr 1, 2009	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Yulupa Elementary School	Elementary	KG–3	4.1 mi
Montgomery High School	Middle	7–12	5.0 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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