

Single Family Residence **RESIDENTIAL**

808 BENNETT VALLEY RD

SANTA ROSA, CA 95404

\$465,218 TopHap Estimate · \$540 / ft² · confidence 91 · as of Jul 14, 2026



2
BEDS

1
BATHS

862 ft²
LIVING AREA

0.18 ac
LOT SIZE

1915
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$465K

\$424K low

\$507K high

Last Sale

\$465,000 · Sep 4, 2025

Est. Owner Equity

\$0

Loan-to-Value

151%

TAX & ASSESSMENT

Property Tax	\$1,428 (2025)
Assessed Value	\$120,571
Previous Assessed	\$120,571

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.18
Construction	Wood (Unspecified)
Heating	None
Cooling	None
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1
FLOOD

34
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 30, 2025	Resale	Grant Deed	\$465,000	\$539	\$350K
Jan 23, 2025	Resale	Grant Deed	\$332,000	\$385	\$403K
Mar 19, 2012	Resale	Grant Deed	\$96,000	\$111	
Dec 16, 2011	Non-arms-length	Trustees Deed	\$135,000	\$157	
Aug 14, 2006	Resale	Grant Deed	\$326,000	\$378	\$261K
Aug 14, 2006	Recorded document	Grant Deed			
Jul 30, 2002	Resale	Grant Deed	\$182,500	\$212	\$146K
Aug 13, 1999	Resale	Grant Deed	\$95,000	\$110	\$74K
Feb 6, 1995	Quitclaim	Quit Claim Transfer			\$59K
Jan 3, 1992	Resale	Grant Deed	\$39,000	\$45	\$31K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Luther Burbank Elementary School	Elementary	KG–6	0.5 mi
Montgomery High School	Middle	7–12	1.5 mi

District: Santa Rosa 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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