

Single Family Residence **RESIDENTIAL**

1324 ROSANA WAY

ROHNERT PARK, CA 94928

\$880,579 TopHap Estimate · \$364 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,417 ft²
LIVING AREA

0.15 ac
LOT SIZE

1989
YEAR BUILT

2
STORIES

3
ROOMS

VALUATION

\$881K

\$821K low

\$940K high

Last Sale	\$245,000 · Oct 7, 1997
Est. Owner Equity	\$449,019
Loan-to-Value	47%

TAX & ASSESSMENT

Property Tax	\$4,536 (2025)
Assessed Value	\$391,181
Previous Assessed	\$383,512

PROPERTY FACTS

Property Type	Single Family Residence
County	SONOMA
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

41 FLOOD	71 WILDFIRE	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 22, 2022	Financing	Intrafamily Transfer			
Jan 28, 2013	Quitclaim	Quit Claim Transfer			\$300K
Nov 10, 1997	Quitclaim	Quit Claim Transfer			
Oct 7, 1997	Resale	Grant Deed	\$245,000	\$101	\$180K
Apr 21, 1997	Quitclaim	Quit Claim Transfer			
Aug 24, 1989	Resale	Grant Deed	\$230,000	\$95	\$161K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rancho Cortate High School	High	9–12	0.2 mi
Monte Vista Elementary School	Elementary	KG–5	0.6 mi
Technology Middle School	Middle	6–8	0.9 mi

District: Cotati-Rohnert Park Unified 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.

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 NEIGHBORHOOD · ZIP 94928

74 CRIME INDEX	87 AIR POLLUTION	38,270 POPULATION	\$93K MEDIAN IN-COME	58°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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