

Single Family Residence **RESIDENTIAL**

1320 ROSANA WAY

ROHNERT PARK, CA 94928

\$950,648 TopHap Estimate · \$365 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,602 ft²

LIVING AREA

0.15 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$951K

\$902K low

\$1000K high

Last Sale

\$270,000 · Jun 10, 1993

Est. Owner Equity

\$833,648

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$5,413 (2025)
Assessed Value	\$468,059
Previous Assessed	\$468,059

PROPERTY FACTS

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

CLIMATE RISK

41
FLOOD

68
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 13, 2019	Quitclaim	Quit Claim Transfer			
Aug 13, 2019	Recorded document	Affidavit Of Death			
Jun 10, 1993	Resale	Grant Deed	\$270,000	\$104	\$130K
Nov 18, 1992	Financing	Grant Deed			\$149K
Oct 17, 1989	Resale	Grant Deed	\$243,500	\$94	\$155K
Aug 23, 1989	Resale	Grant Deed	\$243,500	\$94	

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.

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.

OWNERSHIP

Occupancy	Owner occupied
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