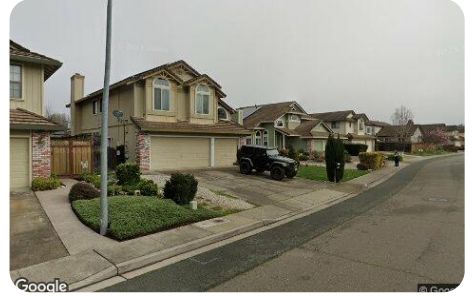
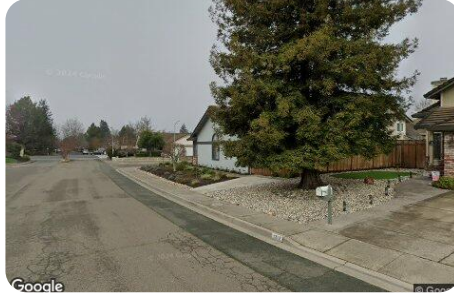


Single Family Residence **RESIDENTIAL**

# 1312 ROSANA WAY

ROHNERT PARK, CA 94928

**\$958,771** TopHap Estimate · \$341 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,808 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1989**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$959K**

**\$897K low**

**\$1M high**

Last Sale

**\$265,000 · Aug 31, 1989**

Est. Owner Equity

**\$574,771**

Loan-to-Value

**40%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,625 (2025) |
| Assessed Value    | \$486,643      |
| Previous Assessed | \$486,643      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Sonoma                  |
| Lot (acres)   | 0.16                    |
| Construction  | Wood (Unspecified)      |
| Heating       | None                    |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 41<br>FLOOD | 64<br>WILDFIRE | 27<br>DROUGHT |
|-------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN  |
|--------------|--------|------------|-----------|--------|-------|
| Aug 31, 1989 | Resale | Grant Deed | \$265,000 | \$94   | \$80K |

## 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    | 0.8 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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>74</div> <div>CRIME INDEX</div> | <div>87</div> <div>AIR POLLUTION</div> | <div>38,270</div> <div>POPULATION</div> | <div>\$93K</div> <div>MEDIAN IN-COME</div> | <div>58°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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