

Single Family Residence **RESIDENTIAL**

1312 ROSIE CT

ROHNERT PARK, CA 94928

\$808,365 TopHap Estimate · \$410 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,973 ft²

LIVING AREA

0.17 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

3

ROOMS

VALUATION

\$808K

\$747K low

\$870K high

Last Sale

\$580,000 · Apr 25, 2016

Est. Owner Equity

\$808,365

TAX & ASSESSMENT

Property Tax	\$7,985 (2025)
Assessed Value	\$686,594
Previous Assessed	\$673,132

PROPERTY FACTS

Property Type	Single Family Residence
County	SONOMA
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

52 FLOOD	66 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
Apr 19, 2016	Resale	Grant Deed	\$580,000	\$294	\$564K
Apr 11, 2016	Quitclaim	Quit Claim Transfer			
Apr 20, 2016	Recorded document	Affidavit Of Death			
Jun 21, 2012	Quitclaim	Quit Claim Transfer			
Oct 22, 1998	Quitclaim	Quit Claim Transfer			
Mar 4, 1998	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rancho Cortate High School	High	9–12	0.1 mi
Monte Vista Elementary School	Elementary	KG–5	0.7 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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