

Single Family Residence **RESIDENTIAL**

1361 ROSANA WAY

ROHNERT PARK, CA 94928

\$858,671 TopHap Estimate · \$394 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,180 ft²

LIVING AREA

0.14 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$859K

\$838K low

\$880K high

Last Sale

\$640,000 · Jul 18, 2017

Est. Owner Equity

\$312,421

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$8,460 (2025)
Assessed Value	\$728,207
Previous Assessed	\$728,207

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

52 FLOOD	67 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
Jul 13, 2017	Resale	Grant Deed	\$640,000	\$294	\$512K
Oct 17, 2014	Resale	Grant Deed	\$560,000	\$257	\$530K
May 7, 2004	Quitclaim	Quit Claim Transfer			
Apr 21, 2004	Quitclaim	Quit Claim Transfer			\$334K
Jan 29, 2003	Quitclaim	Quit Claim Transfer			\$376K
May 28, 1991	Resale	Grant Deed	\$267,000	\$122	\$191K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rancho Cortate High School	High	9–12	0.3 mi
Monte Vista Elementary School	Elementary	KG–5	0.6 mi
Technology Middle School	Middle	6–8	1.0 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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