

Single Family Residence **RESIDENTIAL**

1365 ROSANA WAY

ROHNERT PARK, CA 94928

\$814,432 TopHap Estimate · \$413 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,973 ft²

LIVING AREA

0.14 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$814K

\$762K low

\$866K high

Last Sale

\$765,000 · Nov 22, 2023

Est. Owner Equity

\$155,432

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$9,054 (2025)
Assessed Value	\$612,920
Previous Assessed	\$612,920

PROPERTY FACTS

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

CLIMATE RISK

50
FLOOD

67
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 13, 2023	Resale	Grant Deed	\$765,000	\$388	\$650K
Jul 17, 2018	Quitclaim	Quit Claim Transfer			
Apr 25, 2014	Resale	Grant Deed	\$500,000	\$253	
Feb 10, 2012	Quitclaim	Quit Claim Transfer			\$413K
Apr 6, 2010	Resale	Grant Deed	\$408,500	\$207	\$417K
Jan 17, 1992	Resale	Grant Deed	\$252,000	\$128	\$125K

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	1.1 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



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

OWNERSHIP

