

Single Family Residence **RESIDENTIAL**

1340 ROSANA WAY

ROHNERT PARK, CA 94928

\$981,422 TopHap Estimate · \$350 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,808 ft²

LIVING AREA

0.14 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$981K

\$940K low

\$1M high

Last Sale

\$316,000 · Dec 1, 1998

Est. Owner Equity

\$277,722

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$5,725 (2025)
Assessed Value	\$495,387
Previous Assessed	\$495,387

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

49
FLOOD

76
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 20, 2016	Quitclaim	Quit Claim Transfer			\$259K
Dec 1, 1998	Recorded document	Trustees Deed			
Dec 1, 1998	Resale	Trustees Deed	\$316,000	\$113	\$253K

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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