

Single Family Residence **RESIDENTIAL**

1336 ROSANA WAY

ROHNERT PARK, CA 94928

\$960,356 TopHap Estimate · \$342 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,808 ft²

LIVING AREA

0.15 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$960K

\$924K low

\$997K high

Est. Owner Equity

\$533,306

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$5,384 (2025)
Assessed Value	\$465,483
Previous Assessed	\$465,483

PROPERTY FACTS

Property Type	Single Family Residence
County	Sonoma
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

48
FLOOD

76
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 3, 2022	Financing	Intrafamily Transfer			
Jan 28, 2003	Quitclaim	Quit Claim Transfer			\$177K
Oct 6, 1993	Quitclaim	Quit Claim Transfer			\$198K

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

OWNERSHIP

Occupancy	Owner occupied
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