

Single Family Residence **RESIDENTIAL**

1351 ROSANA WAY

ROHNERT PARK, CA 94928

\$802,758 TopHap Estimate · \$407 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,973 ft²
LIVING AREA

0.15 ac
LOT SIZE

1989
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$803K

\$755K low

\$851K high

Last Sale

\$791,000 · Aug 9, 2024

Est. Owner Equity

\$311,758

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$9,087 (2025)
Assessed Value	\$791,000
Previous Assessed	\$791,000

PROPERTY FACTS

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

CLIMATE RISK

52
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
Jul 31, 2024	Resale	Grant Deed	\$791,000	\$401	\$491K
Mar 7, 2021	Financing	Intrafamily Transfer			
Aug 13, 1997	Resale	Grant Deed	\$235,000	\$119	\$110K

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	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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