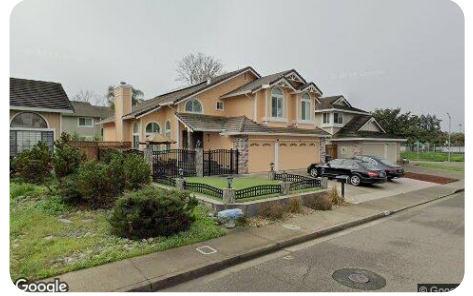


Single Family Residence **RESIDENTIAL**

1355 ROSANA WAY

ROHNERT PARK, CA 94928

\$877,718 TopHap Estimate · \$403 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,180 ft²

LIVING AREA

0.14 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$878K

\$855K low

\$900K high

Last Sale

\$599,000 · Oct 6, 2016

Est. Owner Equity

\$398,518

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$8,003 (2025)
Assessed Value	\$695,184
Previous Assessed	\$695,184

PROPERTY FACTS

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

CLIMATE RISK

52 FLOOD	66 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
Sep 30, 2016	Resale	Grant Deed	\$599,000	\$275	\$479K
Sep 30, 2016	Quitclaim	Quit Claim Transfer			
Apr 25, 2012	Quitclaim	Quit Claim Transfer			
Apr 25, 2012	Quitclaim	Quit Claim Transfer			

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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