

Condominium

**RESIDENTIAL**

# 33 AVRAM AVE

ROHNERT PARK, CA 94928

**\$346,277** TopHap Estimate · \$380 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**912 ft<sup>2</sup>**

LIVING AREA

**1 ft<sup>2</sup>**

LOT SIZE

**1972**

YEAR BUILT

**2**

STORIES

**3**

ROOMS

**1**

PARKING

## VALUATION

**\$346K**

\$331K low

\$362K high

Last Sale

**\$306,000 · Jul 24, 2020**

Est. Owner Equity

**\$101,477**

Loan-to-Value

**68%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,844 (2025) |
| Assessed Value    | \$331,221      |
| Previous Assessed | \$331,221      |

## PROPERTY FACTS

|               |                       |
|---------------|-----------------------|
| Property Type | Condominium           |
| County        | Sonoma                |
| Construction  | Wood (Unspecified)    |
| Heating       | None                  |
| Cooling       | Yes                   |
| Garage        | Carport (Unspecified) |
| Pool          | No                    |

## CLIMATE RISK

|             |               |               |
|-------------|---------------|---------------|
| 83<br>FLOOD | 1<br>WILDFIRE | 27<br>DROUGHT |
|-------------|---------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|------------|-----------|--------|--------|
| Jul 14, 2020 | Resale            | Grant Deed | \$306,000 | \$336  | \$245K |
| Dec 27, 2016 | Recorded document | Grant Deed |           |        |        |
| Jul 26, 2016 | Resale            | Grant Deed | \$227,500 | \$249  | \$143K |
| Sep 16, 2004 | Resale            | Grant Deed | \$227,000 | \$249  | \$182K |
| Apr 10, 2003 | Resale            | Grant Deed | \$183,000 | \$201  | \$146K |
| Aug 30, 2002 | Resale            | Grant Deed | \$155,000 | \$170  | \$124K |
| Jul 21, 1995 | Resale            | Grant Deed | \$65,000  | \$71   | \$52K  |
| Jan 11, 1991 | Resale            | Grant Deed | \$79,500  | \$87   |        |
| Apr 13, 1989 | Resale            | Grant Deed | \$44,000  | \$48   |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| John Reed Elementary School | Elementary | KG–5   | 0.3 mi   |
| Technology Middle School    | Middle     | 6–8    | 0.6 mi   |

|                                   |      |      |        |
|-----------------------------------|------|------|--------|
| <b>Rancho Cortate High School</b> | High | 9–12 | 1.4 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>74</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>38,270</b><br>POPULATION | <b>\$93K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|