

Planned Unit Development (Pud)

RESIDENTIAL

46 FREEDOM PL

ROHNERT PARK, CA 94928

\$612,678 TopHap Estimate · \$440 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,392 ft²

LIVING AREA

2,700 ft²

LOT SIZE

1984

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$613K

\$577K low

\$648K high

Last Sale

\$310,000 · Feb 28, 2014

Est. Owner Equity

\$330,678

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$4,400 (2025)
Assessed Value	\$380,006
Previous Assessed	\$380,006

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
County	Sonoma
Lot (acres)	0.06
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

71
FLOOD

65
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 14, 2024	Financing	Intrafamily Transfer			
Feb 20, 2014	Quitclaim	Quit Claim Transfer			
Feb 25, 2014	Resale	Grant Deed	\$310,000	\$223	\$248K
Apr 7, 2010	Resale	Grant Deed	\$260,000	\$187	\$245K
Dec 18, 2009	Resale	Grant Deed	\$185,000	\$133	
Jun 16, 2009	Non-arms-length	Trustees Deed	\$189,125	\$136	
Oct 22, 2003	Non-arms-length	Grant Deed	\$210,000	\$151	\$210K
Oct 22, 2003	Quitclaim	Quit Claim Transfer			
Oct 22, 2003	Quitclaim	Quit Claim Transfer			
Aug 8, 1997	Resale	Grant Deed	\$145,000	\$104	\$131K
Jul 12, 1993	Quitclaim	Quit Claim Transfer			\$102K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Marguerite Hahn Elementary School	Elementary	KG–5	0.2 mi
Lawrence E. Jones Middle School	Middle	6–8	1.0 mi
Rancho Cortate High School	High	9–12	1.6 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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