

Planned Unit Development (Pud)

RESIDENTIAL

44 FREEDOM PL

ROHNERT PARK, CA 94928

\$557,177 TopHap Estimate · \$400 / 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

5

ROOMS

2

PARKING

VALUATION

\$557K

\$524K low

\$590K high

Last Sale

\$153,000 · Sep 30, 1993

Est. Owner Equity

\$315,877

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$3,032 (2025)
Assessed Value	\$260,043
Previous Assessed	\$260,043

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
Apr 11, 2005	Quitclaim	Quit Claim Transfer			\$173K
Sep 30, 1993	Resale	Grant Deed	\$153,000	\$110	\$155K

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------