

Single Family Residence **RESIDENTIAL**

# 1308 ROSIE CT

ROHNERT PARK, CA 94928

**\$830,206** TopHap Estimate · \$421 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,973 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1988**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$830K**

\$769K low

\$892K high

Last Sale

**\$495,000 · Aug 26, 2003**

Est. Owner Equity

**\$52,206**

Loan-to-Value

**91%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,101 (2025) |
| Assessed Value    | \$703,771      |
| Previous Assessed | \$703,771      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Sonoma                  |
| Lot (acres)   | 0.14                    |
| Construction  | Wood (Unspecified)      |
| Heating       | None                    |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |

## CLIMATE RISK

**52**  
FLOOD

**65**  
WILDFIRE

**27**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Mar 30, 2026 | Financing         | Grant Deed          |           |        |        |
| Aug 26, 2003 | Resale            | Grant Deed          | \$495,000 | \$251  | \$323K |
| Jun 24, 2002 | Quitclaim         | Quit Claim Transfer |           |        | \$308K |
| Jul 15, 1998 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Jun 25, 1998 | Non-arms-length   | Grant Deed          | \$104,000 | \$53   | \$208K |
| Jun 9, 1998  | Recorded document | Grant Deed          |           |        |        |
| Mar 1, 1996  | Quitclaim         | Quit Claim Transfer |           |        | \$185K |
| Feb 25, 1994 | Financing         | Grant Deed          |           |        | \$190K |
| May 4, 1992  | Quitclaim         | Quit Claim Transfer |           |        | \$189K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Rancho Cortate High School    | High       | 9–12   | 0.1 mi   |
| Monte Vista Elementary School | Elementary | KG–5   | 0.7 mi   |

|                          |        |     |        |
|--------------------------|--------|-----|--------|
| Technology Middle School | Middle | 6–8 | 0.9 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

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

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

OWNERSHIP

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