

Single Family Residence **RESIDENTIAL**

1363 ROSANA WAY

ROHNERT PARK, CA 94928

\$832,189 TopHap Estimate · \$296 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,808 ft²

LIVING AREA

0.14 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

4

ROOMS

2

PARKING

VALUATION

\$832K

\$798K low

\$866K high

Last Sale

\$820,000 · Aug 30, 2024

Est. Owner Equity

\$82,189

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$9,507 (2025)
Assessed Value	\$820,000
Previous Assessed	\$632,741

PROPERTY FACTS

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

CLIMATE RISK

52 FLOOD	67 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
May 21, 2026	Financing	Mortgage			\$750K
Aug 21, 2024	Resale	Grant Deed	\$820,000	\$292	\$738K
Dec 5, 2014	Quitclaim	Quit Claim Transfer			
Nov 23, 2009	Quitclaim	Quit Claim Transfer			
Nov 23, 2009	Resale	Grant Deed	\$500,000	\$178	\$350K
Sep 1, 2005	Quitclaim	Quit Claim Transfer			\$576K
Nov 30, 2001	Resale	Grant Deed	\$489,000	\$174	\$218K
Jun 29, 2001	Quitclaim	Quit Claim Transfer			\$156K
Mar 25, 1997	Quitclaim	Quit Claim Transfer			
Sep 14, 1994	Resale	Grant Deed	\$290,000	\$103	\$190K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rancho Cortate High School	High	9–12	0.3 mi
Monte Vista Elementary School	Elementary	KG–5	0.6 mi
Technology Middle School	Middle	6–8	1.1 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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