

Single Family Residence

RESIDENTIAL

1304 ROSIE CT

ROHNERT PARK, CA 94928

\$833,843

TopHap Estimate · \$382 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,180 ft²

LIVING AREA

0.14 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$834K

\$748K low

\$919K high

Last Sale

\$831,000 · Dec 19, 2025

Est. Owner Equity

\$169,043

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$5,170 (2025)
Assessed Value	\$446,791
Previous Assessed	\$446,791

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
Feb 2, 2026	Financing	Intrafamily Transfer			
Dec 17, 2025	Resale	Grant Deed	\$831,000	\$381	\$665K
Dec 17, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Dec 17, 2025	Financing	Intrafamily Transfer			
Oct 18, 2005	Quitclaim	Quit Claim Transfer			
Jan 15, 1999	Resale	Grant Deed	\$285,000	\$131	\$195K
Mar 14, 1995	Quitclaim	Quit Claim Transfer			\$176K
Mar 14, 1995	Recorded document	Trustees Deed			
Mar 2, 1993	Quitclaim	Quit Claim Transfer			\$177K

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	0.8 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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