

Planned Unit Development (Pud)

RESIDENTIAL

45 FREEDOM PL

ROHNERT PARK, CA 94928

\$495,618 TopHap Estimate · \$402 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,232 ft²

LIVING AREA

2,800 ft²

LOT SIZE

1984

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$496K

\$484K low

\$507K high

Last Sale

\$205,000 · Sep 10, 2008

Est. Owner Equity

\$310,618

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$3,157 (2025)
Assessed Value	\$263,975
Previous Assessed	\$263,975

PROPERTY FACTS

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

CLIMATE RISK

67 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
Jan 13, 2009	Quitclaim	Quit Claim Transfer			
Aug 7, 2008	Resale	Grant Deed	\$205,000	\$166	\$164K
Dec 27, 2007	Foreclosure sale	Trustees Deed	\$297,000	\$241	
Apr 13, 2004	Quitclaim	Quit Claim Transfer			\$304K
Aug 9, 1999	Recorded document	Trustees Deed			
Aug 9, 1999	Resale	Trustees Deed	\$155,000	\$126	\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Marguerite Hahn Elementary School	Elementary	KG–5	0.3 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	Absentee owner
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