

Single Family Residence **RESIDENTIAL**

1316 ROSANA WAY

ROHNERT PARK, CA 94928

\$959,994 TopHap Estimate · \$342 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,808 ft²

LIVING AREA

0.16 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$960K

\$875K low

\$1M high

Last Sale

\$729,000 · Apr 13, 2005

Est. Owner Equity

\$323,994

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$8,583 (2025)
Assessed Value	\$746,000
Previous Assessed	\$841,000

PROPERTY FACTS

Property Type	Single Family Residence
County	SONOMA
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	None
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

41
FLOOD

64
WILDFIRE

27
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 10, 2021	Financing	Correction Deed			
Feb 27, 2018	Quitclaim	Quit Claim Transfer			
Apr 5, 2005	Resale	Individual Deed	\$729,000	\$260	\$547K
Feb 16, 2001	Resale	Grant Deed	\$475,000	\$169	\$355K
Dec 4, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rancho Cortate High School	High	9–12	0.2 mi
Monte Vista Elementary School	Elementary	KG–5	0.6 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

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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