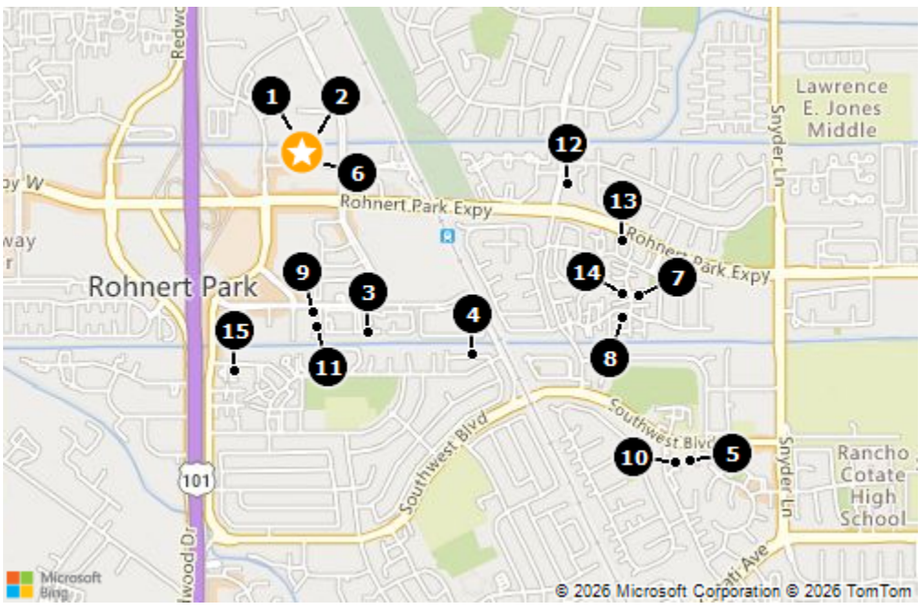
ICE SiteX Report

OrderID: 98730022

SiteX Property Information Report



Subject Property Location

204 CITY CENTER DR, ROHNERT PARK, CA 94928-2174

County:	**SONOMA CA**	Census Tract:	060971513.051002
Property Use:	Condominium Unit (Residential)	Zoning:	
Parcel Number:	159-530-002-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$461,000**	FSD:	10	Common Confidence Score:	69
Value Range:	$414,900 - $507,100	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	7-006
Assd Land Value:	$182,942	Market Land Value:		Tax Year:	2026
Assd Improvement:	$274,414	Market Improvment Value:		Total Taxable Value:	$5,356
Total Assessed Value:	$457,356	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Subdivision: CITY CENTER TOWN HOMES
Abbreviated Description: 2005FM143-051-024 CITY CTR TOWN HOMES 670/19 LOT 2

Property Characteristics

Lot Size:		Bedrooms:	2	Pool:	
Building Area:	1229 SF	Baths:	2	Fireplace:	
Year Built:	2007	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	4	Ext Walls:	
Number of Units:	1	Garage Type:	Attached	Heating:	
Number of Stories:	3	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/01/2026	Sales Price:	$397,664
Document #:	2026015796 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/16/2025	Loan Amount:	N/A
Document #:	2025049841 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2050	Type Finance:	
Legal Description:			

Lot: 2 Subdivision: CITY CENTER TOWN HOMES
City/Muni/Twp: ROHNERT PARK

Prior Transfer

Recording Date:	03/23/2020	Sales Price:	N/A
Document #:	2020021824 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/28/2020	Sales Price:	$410,000
Document #:	2020015488 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/21/2020		

ICE SiteX Report

OrderID: 98730022

Document Type:
Legal Description:
Lot: 2 Subdivision: CITY CENTER TOWN HOMES Map Ref: MB 670 PG 19-23
City/Muni/Twp: ROHNERT PARK

Prior Transfer

Recording Date:	05/09/2016	Sales Price:	N/A
Document #:	2016039946 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/15/2016	Sales Price:	$359,500
Document #:	2016032909 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/12/2016		
Document Type:			

Legal Description:
Lot: 2 Subdivision: CITY CENTER TOWN HOMES Map Ref: MAP670 PG19-23
City/Muni/Twp: ROHNERT PARK

Prior Transfer

Recording Date:	02/19/2014	Sales Price:	N/A
Document #:	2014011693 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/03/2014	Loan Amount:	N/A
Document #:	2014008245 BK-PG -	Loan Type:	New Conventional
TD Due Date:	02/01/2044	Type Finance:	

Legal Description:
Subdivision: CITY CENTER TOWN HOMES Legal Unit: 2
City/Muni/Twp: ROHNERT PARK

Prior Transfer

Recording Date:	07/02/2013	Sales Price:	$280,800
Document #:	2013068425 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/21/2011	Sales Price:	$280,800
Document #:	2011080449 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/21/2007	Sales Price:	$351,000
Document #:	20070133822 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/18/2007		
Document Type:			

Legal Description:
Lot: 2 Subdivision: CITY CENTER TOWN HOMES Map Ref: MAP670 PG19-23
City/Muni/Twp: ROHNERT PARK

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Subdivision: CITY CENTER TOWN HOMES
Abbreviated Description: 2005FM143-051-024 CITY CTR TOWN HOMES 670/19 LOT 2

Area Sales Analysis

Total Area Sales	$5,124,000	Median # of Bedrooms	2
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,000 SF	Median Year Built	1978
Price Range - 2 Yrs	$88,000 to $480,000	Age Range	19 years to 54 years
Median Value	$363,000	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**314 CITY CENTER DR ROHNERT PARK, CA 94928-2176**	10/23/2026	$462,000	$375	1229	5/2/2	2007	SF	
		APN: 159-530-037-000 Document #: 2026057658 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 37 Subdivision: CITY CENTER TOWN HOMES MapRef: MB F PG 93 Abbreviated Description: Lot:37 Subdivision:CITY CENTER TOWN HOMES Map Ref:MB F PG 93City/Muni/Twp:ROHNERT PARK City/Muni/Twp: ROHNERT PARK								
2	.01Mi.	**312 CITY CENTER DR ROHNERT PARK, CA 94928-2176**	10/06/2026	$480,000	$390	1229	5/2/2	2007	SF	
		APN: 159-530-026-000 Document #: 2026051330 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 26 Subdivision: CITY CENTER TOWN HOMES MapRef: MB 670 PG 19-23 Abbreviated Description: Lot:26 Subdivision:CITY CENTER TOWN HOMES Map Ref:MB 670 PG 19-23City/Muni/Twp:ROHNERT PARK City/Muni/Twp: ROHNERT PARK								
3	.48Mi.	**381 ENTERPRISE DR**	09/18/2026	$299,000	$323	924	4/2/1	1980	SF	

ICE SiteX Report

OrderID: 98730022

ROHNERT PARK, CA 94928-2401
APN: 143-960-016-000 Document #: 2026048053
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: WILLOW PARK CONDOMINIUMS Legal Unit: 16 MapRef: MB 270 PG 18 Abbreviated Description: Lot:1 Subdivision:WILLOW PARK CONDOMINIUMS Legal Unit:16 Map Ref:MB 270 PG 18Abbreviated Description:PORTION LOT2 City/Muni/Twp:ROHNERT PARK City/Muni/Twp: ROHNERT PARK

4	.67Mi.	**746 SANTA ALICIA DR**	08/28/2026	$299,000	$413	723	4/2/1	1984	SF

ROHNERT PARK, CA 94928-5007
APN: 143-421-048-000 Document #: 2026044236
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: VILLA ALICIA Legal Unit: 48 MapRef: MB 354 PG 3 Abbreviated Description: Subdivision:VILLA ALICIA Legal Unit:48 Map Ref:MB 354 PG 3City/Muni/Twp:ROHNERT PARK City/Muni/Twp: ROHNERT PARK

5	1.26Mi.	**1347 SOUTHWEST BLVD**	08/14/2026	$233,500	$395	591	3/1/1	1973	SF

ROHNERT PARK, CA 94928-3519
APN: 158-210-021-000 Document #: 2026041550
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: EL COLEGIO TERRACE Legal Unit: 21 MapRef: MB 204 PG 49 Abbreviated Description: Lot:1 Subdivision:EL COLEGIO TERRACE Legal Unit:21 Map Ref:MB 204 PG 49City/Muni/Twp:ROHNERT PARK City/Muni/Twp: ROHNERT PARK

6	.04Mi.	**352 CITY CENTER DR**	07/22/2026	$455,000	$370	1229	4/2/2	2007	SF

ROHNERT PARK, CA 94928-2176
APN: 159-530-045-000 Document #: 2026037514
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 45 Subdivision: CITY CENTER TOWN HOMES MapRef: MB 670 PG 19-23 Abbreviated Description: Lot:45 Subdivision:CITY CENTER TOWN HOMES Map Ref:MB 670 PG 19-23City/Muni/Twp:ROHNERT PARK City/Muni/Twp: ROHNERT PARK

7	.93Mi.	**6466 MEADOW PINES AVE**	06/23/2026	$223,000	$208	1069	3/2/1	1978	SF

ROHNERT PARK, CA 94928-2714
APN: 158-180-088-000 Document #: 2026031034
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 49 Subdivision: MEADOW PINES II Legal Unit: 188 MapRef: MB 261 PG 45&46 Abbreviated Description: Lot:49 Subdivision:MEADOW PINES II Legal Unit:188 Map Ref:MB 261 PG 45&46City/Muni/Twp:ROHNERT PARK City/Muni/Twp: ROHNERT PARK

8	.91Mi.	**1017 COPELAND CREEK DR**	06/09/2026	$417,500	$390	1069	3/2/1	1978	SF

ROHNERT PARK, CA 94928-2704
APN: 158-180-018-000 Document #: 2026028766
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 30 Subdivision: MEADOW PINES II SUBDIVISION Legal Unit: 118 MapRef: MB 261 PG 45&46 Abbreviated Description: Lot:30 Subdivision:MEADOW PINES II SUBDIVISION Legal Unit:118 Map Ref:MB 261 PG 45&46City/Muni/Twp:ROHNERT PARK City/Muni/Twp: ROHNERT PARK

9	.41Mi.	**295 ENTERPRISE DR**	05/29/2026	$382,000	$382	1000	4/2/2	1982	1,048 SF

ROHNERT PARK, CA 94928-2447
APN: 159-540-027-000 Document #: 2026027078
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: HAMPTON TRACE CONDOMINIUMS Legal Unit: 285 MapRef: MB 412 PG 25 Abbreviated Description: Subdivision:HAMPTON TRACE CONDOMINIUMS Legal Unit:285 Map Ref:MB 412 PG 25City/Muni/Twp:ROHNERT PARK City/Muni/Twp: ROHNERT PARK

10	1.23Mi.	**1313 SOUTHWEST BLVD**	05/11/2026	$88,000	$112	781	4/2/1	1973	SF

ROHNERT PARK, CA 94928-3529
APN: 158-210-011-000 Document #: 2026023391
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: EL COLEGIO TERRACE Legal Unit: 11 MapRef: MB 204 PG 49 Abbreviated Description: Lot:1 Subdivision:EL COLEGIO TERRACE Legal Unit:11 Map Ref:MB 204 PG 49City/Muni/Twp:ROHNERT PARK City/Muni/Twp: ROHNERT PARK

11	.45Mi.	**279 ENTERPRISE DR**	04/30/2026	$315,000	$435	723	3/1/1	1982	783 SF

ROHNERT PARK, CA 94928-2447
APN: 159-540-033-000 Document #: 2026021099
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: HAMPTON TRACE CONDOMINIUMS Legal Unit: LU-279 MapRef: MB 412 PG 25 Abbreviated Description: Lot:1 Subdivision:HAMPTON TRACE CONDOMINIUMS Legal Unit:LU-279 Map Ref:MB 412 PG 25City/Muni/Twp:ROHNERT PARK City/Muni/Twp: ROHNERT PARK

12	.68Mi.	**6162 COUNTRY CLUB DR**	03/12/2026	$394,000	$420	936	3/2/1	1974	SF

ROHNERT PARK, CA 94928-2559
APN: 143-760-051-000 Document #: 2026011689
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1&2 Subdivision: COUNTRY CLUB ESTATES SUBDIVISION NO 7 Legal Unit: 26 MapRef: MB 2912 PG 848 Abbreviated Description: Lot:1&2 Subdivision:COUNTRY CLUB ESTATES SUBDIVISION NO 7 Legal Unit:26 Map Ref:MB 2912 PG 848City/Muni/Twp:ROHNERT PARK City/Muni/Twp: ROHNERT PARK

13	.84Mi.	**1022 CIVIC CENTER DR**	02/26/2026	$365,000	$357	1021	5/2/1	1978	SF

ROHNERT PARK, CA 94928-2702
APN: 158-171-033-000 Document #: 2026008826
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 9 Subdivision: MEADOW PINES SUBDIVISION Legal Unit: 33 MapRef: MB 3275 PG 156 Abbreviated Description: Lot:9 Subdivision:MEADOW PINES SUBDIVISION Legal Unit:33 Map Ref:MB 3275 PG 156City/Muni/Twp:ROHNERT PARK City/Muni/Twp: ROHNERT PARK

14	.89Mi.	**6469 MEADOW PINES AVE**	02/24/2026	$363,000	$339	1069	4/2/1	1978	SF

ROHNERT PARK, CA 94928-2795
APN: 158-172-044-000 Document #: 2026008505
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 25 Subdivision: MEADOW PINES SUBDIVISION Legal Unit: 92 MapRef: MB 252 PG 36 Abbreviated Description: Lot:25 Subdivision:MEADOW PINES SUBDIVISION Legal Unit:92 Map Ref:MB 252 PG 36City/Muni/Twp:ROHNERT PARK City/Muni/Twp: ROHNERT PARK

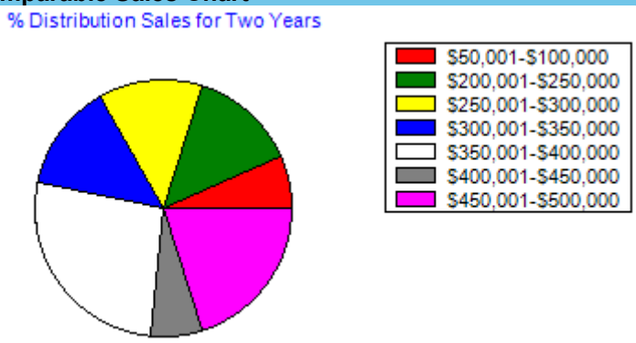
15	.58Mi.	**11 AVRAM AVE**	02/19/2026	$348,000	$381	912	4/2/1	1972	SF

ROHNERT PARK, CA 94928-3159
APN: 143-940-032-000 Document #: 2026007820
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: SONOMA VILLA CONDOMINIUMS Legal Unit: D-23 MapRef: MB 285 PG 11&12 Abbreviated Description: Lot:1 Subdivision:SONOMA VILLA CONDOMINIUMS Legal Unit:D-23 Map Ref:MB 285 PG 11&12City/Muni/Twp:ROHNERT PARK City/Muni/Twp: ROHNERT PARK

ICE SiteX Report

OrderID: 98730022

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**204 CITY CENTER DR**			$457,356	1,229	4/2/2	2007		
0Mi.	**206 CITY CENTER DR**			$514,153	1,229	5/2/2	2007		
0Mi.	**202 CITY CENTER DR**	**11/30/2007**		$470,248	1,229	5/2/2	2007		
.01Mi.	**208 CITY CENTER DR**			$484,709	1,229	5/2/2	2007		
.01Mi.	**210 CITY CENTER DR**			$451,779	1,229	5/2/2	2007		
.01Mi.	**312 CITY CENTER DR**			$407,514	1,229	5/2/2	2007		
.01Mi.	**212 CITY CENTER DR**			$367,756	1,229	5/2/2	2007		
.01Mi.	**310 CITY CENTER DR**			$518,482	1,229	5/2/2	2007		
.02Mi.	**314 CITY CENTER DR**	**11/30/2007**		$456,849	1,229	5/2/2	2007		
.02Mi.	**214 CITY CENTER DR**			$469,233	1,229	5/2/2	2007		
.02Mi.	**308 CITY CENTER DR**			$356,725	1,229	5/2/2	2007		
.02Mi.	**316 CITY CENTER DR**			$446,201	1,229	4/2/2	2007		
.02Mi.	**216 CITY CENTER DR**			$469,348	1,229	5/2/2	2007		
.02Mi.	**306 CITY CENTER DR**			$416,569	1,229	5/2/2	2007		
.02Mi.	**318 CITY CENTER DR**			$509,378	1,229	5/2/2	2007		
.02Mi.	**218 CITY CENTER DR**			$340,172	1,229	5/2/2	2007		

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	50%

Demographics & Income

Median Age:	34.8 years old	Households:	14,819
Median Household Income:	$94,298	Households w/Family:	59%
Household Income Per Capita:	$46,440	Households w/Family Married:	41%
Most Common Education Level:	Some College	Households w/Family Children:	27%

School District

School District Zone:	Cotati-Rohnert Park Unified School District	Students:	6,357
Number of Schools:	13	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.06Mi.	**Evergreen Elementary School** Number of Students: 630 Student-Teacher Ratio: 22.5	B	Public	KG - 5
1.45Mi.	**Rancho Cortate High School** Number of Students: 1,755 Student-Teacher Ratio: 23.03 Advanced Placement: Yes	C-	Public	9 - 12
1.25Mi.	**Lawrence E. Jones Middle School** Number of Students: 775 Student-Teacher Ratio: 21.1	C+	Public	6 - 8

ICE SiteX Report

OrderID: 98730022

Flood Report

The Subject Property of **204 CITY CENTER DR, ROHNERT PARK, CA 94928-2174** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	130%	NOTABLY HIGHER
BURGLARY	91%	LOWER
MOTOR VEHICLE THEFT	134%	NOTABLY HIGHER
FORCIBLE ROBBERY	124%	HIGHER
AGGRAVATED ASSAULT	65%	NOTABLY LOWER
FORCIBLE RAPE	139%	NOTABLY HIGHER
MURDER	110%	HIGHER
OVERALL	72%	NOTABLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.