

Single Family Residence **RESIDENTIAL**

1901 ROUSE CT

MODESTO, CA 95351

\$436,898 TopHap Estimate · \$338 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,293 ft²

LIVING AREA

0.13 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$437K

\$428K low

\$446K high

Last Sale

\$85,000 · Oct 29, 2009

Est. Owner Equity

\$436,898

TAX & ASSESSMENT

Property Tax	\$1,283 (2025)
Assessed Value	\$109,704
Previous Assessed	\$109,704

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

25 FLOOD	48 WILDFIRE	49 HEAT	11 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 10, 2009	Resale	Grant Deed	\$85,000	\$66	
Sep 11, 2009	Non-arms-length	Trustees Deed	\$53,213	\$41	
Jun 6, 2007	Quitclaim	Quit Claim Transfer			
May 30, 2007	Resale	Grant Deed	\$273,000	\$211	\$218K
Mar 7, 2007	Quitclaim	Quit Claim Transfer			\$210K
May 22, 2003	Financing	Grant Deed			\$93K
Jan 25, 2002	Financing	Grant Deed			\$90K
Aug 9, 1999	Resale	Grant Deed	\$88,500	\$68	\$80K
May 26, 1989	Resale	Grant Deed	\$75,000	\$58	\$76K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kirschen Elementary	Elementary	KG–6	0.4 mi
Mark Twain Junior High	Middle	7–8	0.8 mi
Modesto High School	High	9–12	1.0 mi

District: Modesto City Elementary 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 95351

105 CRIME INDEX	83 AIR POLLUTION	52,180 POPULATION	\$55K MEDIAN IN-COME	61°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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