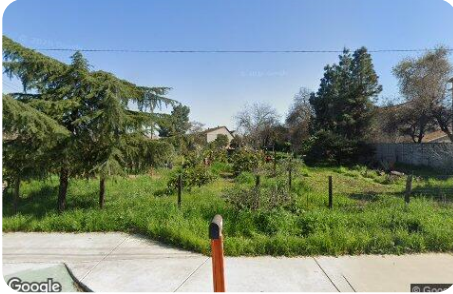


Single Family Residence **RESIDENTIAL**

2906 ROSELLE AVE

MODESTO, CA 95355

\$517,378 TopHap Estimate · \$328 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,577 ft²
LIVING AREA

1 ac
LOT SIZE

1979
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$517K

\$493K low

\$542K high

Last Sale

\$303,000 · Dec 2, 2016

Est. Owner Equity

\$255,692

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$3,886 (2025)
Assessed Value	\$351,649
Previous Assessed	\$351,649

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	1.00
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	Pool W/Hot Tub/Spa

CLIMATE RISK

10
FLOOD

76
WILDFIRE

49
HEAT

12
STORM

98
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 28, 2016	Resale	Grant Deed	\$303,000	\$192	\$277K
Nov 29, 2016	Recorded document	Affidavit Of Death			
Mar 25, 2010	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mary Ann Sanders Elementary School	Elementary	KG–5	0.7 mi
James C. Enochs High School	High	9–12	0.7 mi
Daniel J. Savage Middle School	Middle	6–8	0.8 mi

District: Sylvan Union 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 95355

94 CRIME INDEX	87 AIR POLLUTION	63,384 POPULATION	\$80K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------