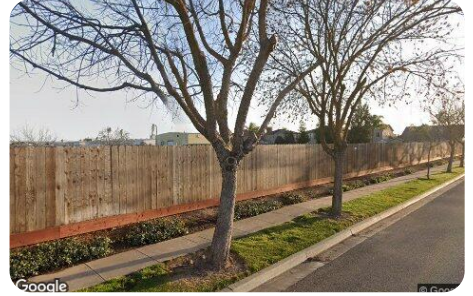
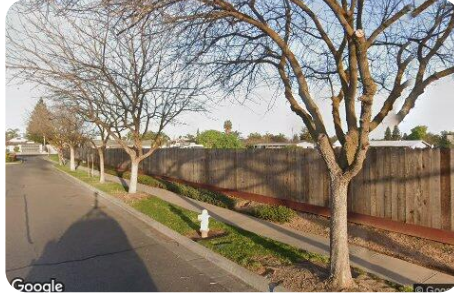


Single Family Residence **RESIDENTIAL**

# 5818 ROSELLE AVE

RIVERBANK, CA 95367

**\$234,403** TopHap Estimate · \$345 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**1**  
BEDS

**1**  
BATHS

**680 ft<sup>2</sup>**  
LIVING AREA

**1.99 ac**  
LOT SIZE

**1954**  
YEAR BUILT

**1**  
STORIES

## VALUATION

**\$234K**

\$210K low

\$259K high

Est. Owner Equity

**\$234,403**

## TAX & ASSESSMENT

|                   |              |
|-------------------|--------------|
| Property Tax      | \$855 (2025) |
| Assessed Value    | \$49,958     |
| Previous Assessed | \$49,958     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Stanislaus              |
| Lot (acres)   | 1.99                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Floor/Wall Furnace      |
| Pool          | No                      |

## CLIMATE RISK

10  
FLOOD

73  
WILDFIRE

50  
HEAT

14  
STORM

98  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE | \$/FT² | LOAN |
|--------------|-------------------|---------------------|-------|--------|------|
| Mar 7, 2011  | Quitclaim         | Quit Claim Transfer |       |        |      |
| Sep 15, 2010 | Recorded document | Affidavit Of Death  |       |        |      |
| Sep 15, 2010 | Quitclaim         | Quit Claim Transfer |       |        |      |
| May 28, 2004 | Quitclaim         | Quit Claim Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Cardozo Middle School        | Middle     | 6–8    | 1.0 mi   |
| Riverbank High School        | High       | 9–12   | 1.1 mi   |
| Mesa Verde Elementary School | Elementary | KG–5   | 2.1 mi   |

District: Riverbank 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 95367

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>73</div> <div>CRIME INDEX</div> | <div>84</div> <div>AIR POLLUTION</div> | <div>21,399</div> <div>POPULATION</div> | <div>\$85K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

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