

Single Family Residence **RESIDENTIAL**

4154 ROSELLE AVE

MODESTO, CA 95357

\$795,685 TopHap Estimate · \$301 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,640 ft²

LIVING AREA

9.6 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$796K

\$752K low

\$839K high

Last Sale

\$600,000 · Mar 12, 2018

Est. Owner Equity

\$0

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$8,003 (2025)
Assessed Value	\$693,290
Previous Assessed	\$693,290

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	9.60
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Patio · 330 ft²

CLIMATE RISK

10
FLOOD

69
WILDFIRE

49
HEAT

13
STORM

98
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 17, 2019	Quitclaim	Quit Claim Transfer			\$300K
Mar 16, 2018	Quitclaim	Quit Claim Transfer			
Mar 7, 2018	Resale	Grant Deed	\$600,000	\$227	\$525K
Jan 10, 2018	Non-arms-length	Trustees Deed	\$553,684	\$210	
Apr 27, 2016	Resale	Grant Deed	\$500,000	\$189	\$450K
Jan 28, 1994	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James C. Enochs High School	High	9–12	0.5 mi
Mary Ann Sanders Elementary School	Elementary	KG–5	1.3 mi
Daniel J. Savage Middle School	Middle	6–8	1.9 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 95357

65 CRIME INDEX	79 AIR POLLUTION	16,891 POPULATION	\$87K 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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