

Single Family Residence **RESIDENTIAL**

# 6345 ROSELLE AVE

RIVERBANK, CA 95367

**\$305,917** TopHap Estimate · \$300 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**1,020 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**1950**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$306K**

\$290K low

\$322K high

Est. Owner Equity

**\$305,917**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$1,434 (2025) |
| Assessed Value    | \$91,375       |
| Previous Assessed | \$91,375       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Stanislaus              |
| Lot (acres)   | 0.24                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Floor/Wall Furnace      |
| Cooling       | Wall Unit               |
| Pool          | No                      |

## CLIMATE RISK

10  
FLOOD

47  
WILDFIRE

50  
HEAT

14  
STORM

98  
DROUGHT

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

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Cardozo Middle School        | Middle     | 6–8    | 0.6 mi   |
| Riverbank High School        | High       | 9–12   | 1.1 mi   |
| Mesa Verde Elementary School | Elementary | KG–5   | 1.9 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|