

Single Family Residence **RESIDENTIAL**

# 6221 ROSELLE AVE

RIVERBANK, CA 95367

**\$222,946** TopHap Estimate · \$286 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**  
BEDS

**1**  
BATHS

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

**0.63 ac**  
LOT SIZE

**1947**  
YEAR BUILT

**1**  
STORIES

## VALUATION

**\$223K**

\$214K low

\$232K high

Est. Owner Equity

**\$0**

Loan-to-Value

**108%**

## TAX & ASSESSMENT

|                   |              |
|-------------------|--------------|
| Property Tax      | \$668 (2025) |
| Assessed Value    | \$34,328     |
| Previous Assessed | \$34,328     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Stanislaus              |
| Lot (acres)   | 0.63                    |
| Construction  | Tilt-Up Concrete        |
| Heating       | Floor/Wall Furnace      |
| Pool          | No                      |

Patio · 260 ft²

## CLIMATE RISK

10  
FLOOD

42  
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  |
|--------------|-----------------|----------------------|-----------|--------|-------|
| Dec 28, 2021 | Financing       | Intrafamily Transfer |           |        |       |
| Jan 27, 2021 | Quitclaim       | Quit Claim Transfer  |           |        |       |
| Jan 25, 2021 | Non-arms-length | Grant Deed           | \$100,000 | \$128  | \$80K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Cardozo Middle School        | Middle     | 6–8    | 0.7 mi   |
| Riverbank High School        | High       | 9–12   | 1.1 mi   |
| Mesa Verde Elementary School | Elementary | KG–5   | 2.0 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 |
|-----------|----------------|