

Single Family Residence **RESIDENTIAL**

# 6249 ROSELLE AVE

RIVERBANK, CA 95367

**\$383,369** TopHap Estimate · \$435 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**  
BEDS

**1**  
BATHS

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

**0.18 ac**  
LOT SIZE

**1954**  
YEAR BUILT

**1**  
STORIES

**5**  
ROOMS

**1**  
PARKING

## VALUATION

**\$383K**

\$363K low

\$404K high

Last Sale

**\$367,000 · Sep 25, 2024**

Est. Owner Equity

**\$8,479**

Loan-to-Value

**98%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,728 (2025) |
| Assessed Value    | \$367,000      |
| Previous Assessed | \$367,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | Stanislaus              |
| Lot (acres)   | 0.18                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Floor/Wall Furnace      |
| Pool          | No                      |

## 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   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Sep 19, 2024 | Resale    | Grant Deed          | \$367,000 | \$416  | \$375K |
| Jul 11, 2024 | Resale    | Grant Deed          | \$260,000 | \$295  | \$234K |
| May 24, 2024 | Resale    | Grant Deed          | \$180,000 | \$204  | \$203K |
| Sep 29, 2003 | Quitclaim | Quit Claim Transfer |           |        |        |
| Nov 10, 1997 | Quitclaim | Quit Claim Transfer |           |        |        |

## 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 |
|-----------|----------------|