

Residential Income (General/Multi-Family) **RESIDENTIAL**

5401 ROSELLE AVE
 RIVERBANK, CA 95367



4

BEDS

3

BATHS

2,300 ft²

LIVING AREA

1.92 ac

LOT SIZE

1972

YEAR BUILT

2

PARKING

VALUATION

Last Sale	\$265,000 · Jun 5, 2009
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TAX & ASSESSMENT

Property Tax	\$4,264 (2025)
Assessed Value	\$341,242
Previous Assessed	\$341,242

PROPERTY FACTS

Property Type	Residential Income (General/Multi-Family)
County	Stanislaus
Lot (acres)	1.92
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10 FLOOD	72 WILDFIRE	49 HEAT	13 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 2, 2012	Quitclaim	Quit Claim Transfer			
Nov 7, 2008	Resale	Grant Deed	\$265,000	\$115	\$243K
Nov 13, 2008	Quitclaim	Quit Claim Transfer			
Jul 31, 2008	Foreclosure sale	Trustees Deed	\$400,000	\$174	
Jun 3, 2005	Recorded document	Grant Deed			
Aug 20, 2004	Resale	Grant Deed	\$589,500	\$256	\$472K
Sep 2, 2004	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	0.5 mi
James C. Enochs High School	High	9–12	1.8 mi
Elizabeth Middle School	Middle	6–8	2.4 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 95367

73 CRIME INDEX	84 AIR POLLUTION	21,399 POPULATION	\$85K 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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