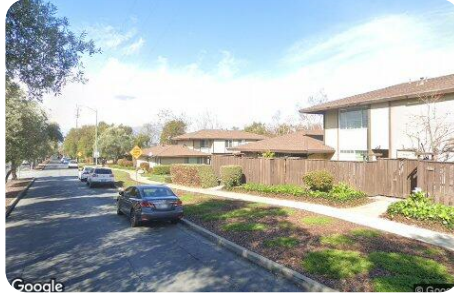


Townhouse **RESIDENTIAL**

# 316 VIA ROSARIO

FREMONT, CA 94539

**\$890,232** TopHap Estimate · \$717 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,242 ft<sup>2</sup>**

LIVING AREA

**960 ft<sup>2</sup>**

LOT SIZE

**1971**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## VALUATION

**\$890K**

\$829K low

\$951K high

Last Sale

**\$225,000 · Sep 28, 2007**

Est. Owner Equity

**\$640,232**

Loan-to-Value

**27%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,340 (2025) |
| Assessed Value        | \$750,225      |
| Previous Assessed     | \$735,520      |
| Assessor Market Value | \$836,910      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Townhouse                        |
| Style         | Custom Design                    |
| County        | ALAMEDA                          |
| Lot (acres)   | 0.02                             |
| Construction  | Wood (Unspecified)               |
| Heating       | Forced Air With Air Conditioning |
| Garage        | Carport (Unspecified)            |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Sep 27, 2007 | Resale            | Grant Deed          | \$225,000 | \$181              |        |
| Jun 15, 2006 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Jun 15, 2006 | Recorded document | Grant Deed          |           |                    |        |
| Apr 2, 1999  | Resale            | Trustees Deed       | \$218,000 | \$176              |        |
| Apr 2, 1999  | Financing         | Trustees Deed       |           |                    | \$174K |
| Apr 1, 1994  | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Oct 28, 1971 | Resale            | Grant Deed          | \$23,500  | \$19               |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Mission San Jose High School        | High       | 9–12   | 0.8 mi   |
| Joshua Chadbourne Elementary School | Elementary | KG–5   | 0.9 mi   |
| William Hopkins Middle School       | Middle     | 6–8    | 1.2 mi   |

District: Fremont 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 94539

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>25</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>52,775</b><br>POPULATION | <b>\$191K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|