

Single Family Residence **RESIDENTIAL**

616 ROSEMARY DR

PATTERSON, CA 95363

\$374,091 TopHap Estimate · \$281 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,332 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$374K

\$358K low

\$391K high

Last Sale

\$200,000 · May 7, 2003

Est. Owner Equity

\$244,591

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$3,278 (2025)
Assessed Value	\$289,644
Previous Assessed	\$289,644

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 312 ft²

CLIMATE RISK

25
FLOOD

64
WILDFIRE

51
HEAT

9
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 3, 2006	Quitclaim	Quit Claim Transfer			
Apr 14, 2005	Quitclaim	Quit Claim Transfer			\$130K
May 7, 2003	Resale	Grant Deed	\$200,000	\$150	\$160K
May 7, 2003	Quitclaim	Quit Claim Transfer			
Aug 4, 1994	Resale	Grant Deed	\$96,000	\$72	\$96K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Walnut Grove Elementary School	Elementary	KG–8	0.3 mi
Patterson High School	High	9–12	1.0 mi

District: Patterson Joint 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 95363

84 CRIME INDEX	81 AIR POLLUTION	27,621 POPULATION	\$79K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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