

Single Family Residence **RESIDENTIAL**

1936 ROUSE CT

MODESTO, CA 95351

\$443,614 TopHap Estimate · \$330 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,343 ft²

LIVING AREA

0.13 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$444K

\$417K low

\$470K high

Last Sale

\$420,000 · Aug 11, 2025

Est. Owner Equity

\$31,222

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$3,483 (2025)
Assessed Value	\$297,839
Previous Assessed	\$297,839

PROPERTY FACTS

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

CLIMATE RISK

25
FLOOD

51
WILDFIRE

49
HEAT

11
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
Aug 6, 2025	Resale	Grant Deed	\$420,000	\$313	\$412K
Jul 31, 2018	Financing	Intrafamily Transfer			
Jul 18, 2018	Resale	Grant Deed	\$267,000	\$199	\$262K
Jul 27, 2016	Financing	Intrafamily Transfer			\$143K
Jan 30, 2015	Resale	Grant Deed	\$159,000	\$118	\$156K
Apr 14, 1989	Resale	Grant Deed	\$83,000	\$62	\$83K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kirschen Elementary	Elementary	KG–6	0.3 mi
Mark Twain Junior High	Middle	7–8	0.8 mi
Modesto High School	High	9–12	1.1 mi

District: Modesto City 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 95351

105 CRIME INDEX	83 AIR POLLUTION	52,180 POPULATION	\$55K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------