

Single Family Residence **RESIDENTIAL**

1612 ROUSE AVE

MODESTO, CA 95351

\$347,358 TopHap Estimate · \$300 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,158 ft²

LIVING AREA

0.15 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$347K

\$332K low

\$363K high

Est. Owner Equity

\$206,358

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$464 (2025)
Assessed Value	\$46,690
Previous Assessed	\$46,690

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.15
Construction	Tilt-Up Concrete
Heating	Floor/Wall Furnace
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

25
FLOOD

47
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
Jan 24, 2022	Financing	Affidavit Of Death Of Joint Tenant			\$100K
Nov 8, 2011	Quitclaim	Quit Claim Transfer			
Aug 23, 2006	Quitclaim	Quit Claim Transfer			
Feb 3, 2005	Quitclaim	Quit Claim Transfer			
Jan 9, 2004	Financing	Affidavit Of Death			\$40K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kirschen Elementary	Elementary	KG–6	0.5 mi
Modesto High School	High	9–12	0.8 mi
Mark Twain Junior High	Middle	7–8	0.9 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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