

Single Family Residence **RESIDENTIAL**

5685 ROSELLE AVE

RIVERBANK, CA 95367

\$529,899 TopHap Estimate · \$286 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,853 ft²
LIVING AREA

0.55 ac
LOT SIZE

1984
YEAR BUILT

2
PARKING

VALUATION

\$530K

\$502K low

\$558K high

Last Sale

\$105,000 · Sep 29, 2004

Est. Owner Equity

\$366,249

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$2,978 (2025)
Assessed Value	\$245,556
Previous Assessed	\$245,556

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.55
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	Yes

Patio · 844 ft²

CLIMATE RISK

10
FLOOD

77
WILDFIRE

50
HEAT

14
STORM

98
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 3, 2022	Financing	Correction Deed			
Jan 6, 2022	Financing	Intrafamily Transfer			
Apr 27, 2004	Recorded document	Grant Deed			
Sep 24, 2004	Resale	Grant Deed	\$105,000	\$57	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	0.3 mi
James C. Enochs High School	High	9–12	2.1 mi
Elizabeth Middle School	Middle	6–8	2.7 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	Owner occupied
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