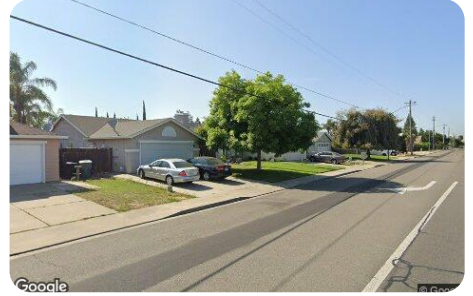


Single Family Residence **RESIDENTIAL**

5655 ROSELLE AVE

RIVERBANK, CA 95367

\$468,902 TopHap Estimate · \$311 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,510 ft²

LIVING AREA

0.13 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$469K

\$451K low

\$487K high

Est. Owner Equity

\$154,652

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$3,035 (2025)
Assessed Value	\$243,732
Previous Assessed	\$243,732

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

10 FLOOD	69 WILDFIRE	50 HEAT	14 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 8, 2019	Recorded document	Affidavit Of Death			
Oct 5, 2001	Resale	Grant Deed	\$165,000	\$109	\$132K
May 16, 1996	Quitclaim	Quit Claim Transfer			
May 16, 1996	Quitclaim	Quit Claim Transfer			
Aug 25, 1992	Resale	Grant Deed	\$120,500	\$80	\$117K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	0.3 mi
James C. Enochs High School	High	9–12	2.0 mi
Elizabeth Middle School	Middle	6–8	2.6 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	Absentee owner
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