

Residential Income (General/Multi-Family)

RESIDENTIAL

5425 ROSELLE AVE

RIVERBANK, CA 95367



3

BEDS

2

BATHS

1,128 ft²

LIVING AREA

2.04 ac

LOT SIZE

1972

YEAR BUILT

4

PARKING

VALUATION

Last Sale

\$850,000 · Apr 30, 2025

TAX & ASSESSMENT

Property Tax	\$9,900 (2025)
Assessed Value	\$858,329
Previous Assessed	\$858,329

PROPERTY FACTS

Property Type	Residential Income (General/Multi-Family)
County	Stanislaus
Lot (acres)	2.04
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

CLIMATE RISK

10 FLOOD	78 WILDFIRE	49 HEAT	13 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
Apr 30, 2025	Financing	Intrafamily Transfer			
Apr 23, 2025	Resale	Grant Deed	\$850,000	\$754	
Nov 3, 2022	Resale	Grant Deed	\$825,000	\$731	\$649K
Feb 9, 2017	Quitclaim	Quit Claim Transfer			
Feb 9, 2017	Quitclaim	Quit Claim Transfer			\$300K
Mar 30, 2015	Financing	Intrafamily Transfer			\$60K
Mar 30, 2015	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	0.5 mi
James C. Enochs High School	High	9–12	1.8 mi
Elizabeth Middle School	Middle	6–8	2.4 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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