

Single Family Residence **RESIDENTIAL**

5771 ROSELLE AVE

RIVERBANK, CA 95367

\$380,894 TopHap Estimate · \$348 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,095 ft²

LIVING AREA

0.11 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$381K

\$365K low

\$397K high

Last Sale

\$310,000 · Aug 4, 2020

Est. Owner Equity

\$76,509

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$4,050 (2025)
Assessed Value	\$335,551
Previous Assessed	\$335,551

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.11
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10 FLOOD	64 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
Jul 30, 2020	Quitclaim	Quit Claim Transfer			
Jul 29, 2020	Resale	Grant Deed	\$310,000	\$283	
Jul 30, 2020	Quitclaim	Quit Claim Transfer			\$304K
Nov 4, 2019	Resale	Grant Deed	\$290,000	\$265	\$203K
Aug 17, 2017	Resale	Grant Deed	\$255,000	\$233	\$238K
Nov 1, 2010	Resale	Grant Deed	\$123,500	\$113	\$120K
May 18, 2010	Non-arms-length	Trustees Deed	\$87,500	\$80	
Mar 1, 2007	Financing	Intrafamily Transfer			\$240K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	0.3 mi
James C. Enochs High School	High	9–12	2.2 mi

Elizabeth Middle School	Middle	6–8	2.8 mi
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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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