

Single Family Residence **RESIDENTIAL**

# 5618 ROSE BROOK DR

RIVERBANK, CA 95367

**\$651,718** TopHap Estimate · \$246 / ft² · confidence 90 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**2,648 ft²**

LIVING AREA

**0.23 ac**

LOT SIZE

**1992**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$652K**

\$585K low

\$718K high

Last Sale

**\$214,000 · Jan 20, 2010**

Est. Owner Equity

**\$491,718**

Loan-to-Value

**24%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,317 (2025) |
| Assessed Value    | \$276,220      |
| Previous Assessed | \$276,220      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Stanislaus              |
| Lot (acres)   | 0.23                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 68<br>WILDFIRE | 50<br>HEAT | 14<br>STORM | 98<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|------------------|----------------------|-----------|--------|--------|
| Feb 13, 2015 | Financing        | Intrafamily Transfer |           |        | \$160K |
| Dec 23, 2009 | Resale           | Grant Deed           | \$214,000 | \$81   | \$171K |
| Oct 14, 2009 | Foreclosure sale | Trustees Deed        | \$185,500 | \$70   |        |
| Jan 27, 2000 | Resale           | Grant Deed           | \$117,000 | \$44   | \$117K |
| Sep 1, 1999  | Non-arms-length  | Trustees Deed        | \$123,063 | \$46   |        |
| Aug 27, 1992 | Resale           | Grant Deed           | \$132,000 | \$50   | \$118K |

## 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>73</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>21,399</b><br>POPULATION | <b>\$85K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|