

Single Family Residence **RESIDENTIAL**

# 218 ROSINA AVE

MODESTO, CA 95354

**\$476,894** TopHap Estimate · \$279 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,708 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1947**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$477K**

\$460K low

\$494K high

Last Sale

**\$263,500 · Dec 28, 2017**

Est. Owner Equity

**\$224,894**

Loan-to-Value

**52%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,506 (2025) |
| Assessed Value    | \$299,812      |
| Previous Assessed | \$299,812      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Stanislaus              |
| Lot (acres)   | 0.18                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 45<br>FLOOD | 55<br>WILDFIRE | 49<br>HEAT | 12<br>STORM | 45<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|-----------|--------|--------|
| Dec 19, 2017 | Resale          | Grant Deed          | \$263,500 | \$154  | \$256K |
| Nov 7, 2014  | Quitclaim       | Quit Claim Transfer |           |        | \$155K |
| Jun 1, 2011  | Resale          | Grant Deed          | \$162,000 | \$95   | \$158K |
| Jun 1, 2011  | Quitclaim       | Quit Claim Transfer |           |        |        |
| Dec 29, 2010 | Resale          | Grant Deed          | \$91,500  | \$54   |        |
| Sep 13, 2010 | Non-arms-length | Trustees Deed       | \$109,862 | \$64   |        |
| May 16, 2003 | Quitclaim       | Quit Claim Transfer |           |        | \$150K |
| Sep 13, 2000 | Quitclaim       | Quit Claim Transfer |           |        | \$124K |
| Jul 26, 1991 | Resale          | Grant Deed          | \$14,181  | \$8    | \$77K  |
| Jul 6, 1989  | Non-arms-length | Grant Deed          | \$37,500  | \$22   | \$65K  |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| La Loma Junior High        | Middle     | 7–8    | 0.3 mi   |
| Wilson Elementary          | Elementary | KG–6   | 0.5 mi   |
| Peter Johansen High School | High       | 9–12   | 2.7 mi   |

District: Modesto City 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 95354

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>129</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>28,549</b><br>POPULATION | <b>\$62K</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 | Owner occupied |
|-----------|----------------|