

Single Family Residence **RESIDENTIAL**

207 ROSINA AVE

MODESTO, CA 95354

\$307,762 TopHap Estimate · \$329 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

1

BATHS

936 ft²

LIVING AREA

0.17 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$308K

\$284K low

\$332K high

Last Sale

\$260,000 · Jul 14, 2020

Est. Owner Equity

\$52,472

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$3,291 (2025)
Assessed Value	\$281,430
Previous Assessed	\$281,430

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 100 ft²

CLIMATE RISK

45
FLOOD

55
WILDFIRE

49
HEAT

11
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 9, 2020	Resale	Grant Deed	\$260,000	\$278	\$255K
Apr 24, 2019	Quitclaim	Quit Claim Transfer			
Jan 11, 2017	Resale	Grant Deed	\$205,000	\$219	\$164K
May 8, 2009	Recorded document	Affidavit Of Death			
Sep 15, 2006	Quitclaim	Quit Claim Transfer			

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	2.8 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

129 CRIME INDEX	85 AIR POLLUTION	28,549 POPULATION	\$62K 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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