

Single Family Residence **RESIDENTIAL**

640 ROSEMARY DR

PATTERSON, CA 95363

\$364,495 TopHap Estimate · \$243 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,503 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$364K

\$353K low

\$376K high

Last Sale

\$75,000 · Aug 11, 2009

Est. Owner Equity

\$304,495

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$1,144 (2025)
Assessed Value	\$96,798
Previous Assessed	\$96,798

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

25
FLOOD

66
WILDFIRE

51
HEAT

9
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 11, 2009	Resale	Grant Deed	\$75,000	\$50	\$60K
Oct 15, 2008	Resale	Grant Deed	\$129,000	\$86	
May 12, 2008	Recorded document	Deed In Lieu Of Foreclosure			
Nov 30, 2005	Financing	Affidavit Of Death			\$180K
Apr 1, 1994	Non-arms-length	Grant Deed	\$26,500	\$18	\$10K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Walnut Grove Elementary School	Elementary	KG–8	0.3 mi
Patterson High School	High	9–12	1.1 mi

District: Patterson Joint Unified 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 95363

84 CRIME INDEX	81 AIR POLLUTION	27,621 POPULATION	\$79K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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