

Single Family Residence **RESIDENTIAL**

652 ROSEMARY DR

PATTERSON, CA 95363

\$326,078 TopHap Estimate · \$314 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,040 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$326K

\$316K low

\$336K high

Last Sale

\$202,545 · Aug 8, 2003

Est. Owner Equity

\$0

Loan-to-Value

158%

TAX & ASSESSMENT

Property Tax	\$2,031 (2025)
Assessed Value	\$174,093
Previous Assessed	\$174,093

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
Dec 12, 2018	Financing	Intrafamily Transfer			\$209K
Apr 18, 2018	Quitclaim	Quit Claim Transfer			\$208K
Sep 30, 2016	Financing	Intrafamily Transfer			\$150K
Jun 20, 2011	Quitclaim	Quit Claim Transfer			
Aug 8, 2003	Resale	Grant Deed	\$202,545	\$195	\$205K
Aug 8, 2003	Quitclaim	Quit Claim Transfer			
Jun 20, 2001	Resale	Grant Deed	\$147,000	\$141	\$140K
Oct 26, 1999	Resale	Trustees Deed	\$89,945	\$86	\$90K
Oct 26, 1999	Quitclaim	Quit Claim Transfer			

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	Owner occupied
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