

Single Family Residence **RESIDENTIAL**

656 ROSEMARY DR

PATTERSON, CA 95363

\$372,605 TopHap Estimate · \$280 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,332 ft²

LIVING AREA

0.14 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$373K

\$351K low

\$394K high

Est. Owner Equity

\$342,830

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax	\$1,624 (2025)
Assessed Value	\$138,587
Previous Assessed	\$138,587

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.14
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
Jan 19, 2001	Recorded document	Grant Deed			

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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