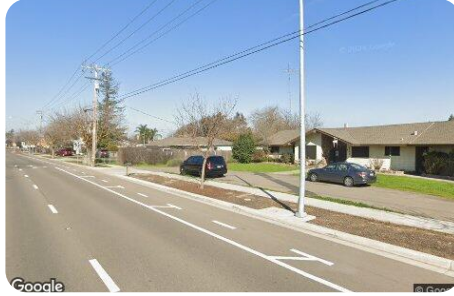


Single Family Residence **RESIDENTIAL**

3448 ROSELLE AVE

MODESTO, CA 95355

\$762,635 TopHap Estimate · \$373 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,042 ft²

LIVING AREA

2.83 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$763K

\$668K low

\$857K high

Last Sale

\$365,000 · Oct 18, 2004

Est. Owner Equity

\$505,660

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$7,218 (2025)
Assessed Value	\$653,217
Previous Assessed	\$653,217

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	2.83
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Patio · 288 ft²

CLIMATE RISK

10
FLOOD

77
WILDFIRE

49
HEAT

12
STORM

98
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 17, 2010	Recorded document	Grant Deed			
Oct 8, 2004	Resale	Grant Deed	\$365,000	\$179	\$151K
Feb 21, 1990	Resale	Grant Deed	\$315,000	\$154	\$221K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James C. Enochs High School	High	9–12	0.3 mi
Mary Ann Sanders Elementary School	Elementary	KG–5	0.7 mi
Daniel J. Savage Middle School	Middle	6–8	1.2 mi

District: Sylvan Union 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 95355

94 CRIME INDEX	87 AIR POLLUTION	63,384 POPULATION	\$80K 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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