

Residential - Vacant Land

RESIDENTIAL

3460 ROSELLE AVE

MODESTO, CA 95355



4

BEDS

3

BATHS

2,324 ft²

LIVING AREA

2.86 ac

LOT SIZE

1970

YEAR BUILT

2

PARKING

VALUATION

Last Sale

\$777,000 · Jul 22, 2026

TAX & ASSESSMENT

Property Tax	\$6,813 (2025)
Assessed Value	\$616,571
Previous Assessed	\$528,757

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	STANISLAUS
Lot (acres)	2.86
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 380 ft²

CLIMATE RISK

10 FLOOD	76 WILDFIRE	49 HEAT	13 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 10, 2026	Resale	Grant Deed	\$777,000	\$334	\$552K
Jan 22, 2026	Resale	Grant Deed	\$640,000	\$275	
Feb 17, 2021	Financing	Re-Recorded Document			
Nov 18, 2020	Quitclaim	Quit Claim Transfer			
Dec 18, 2019	Quitclaim	Quit Claim Transfer			
Jul 24, 1998	Quitclaim	Quit Claim Transfer			
Jul 24, 1998	Quitclaim	Quit Claim Transfer			\$227K
Aug 14, 1997	Quitclaim	Quit Claim Transfer			
Apr 6, 1992	Resale	Grant Deed	\$305,000	\$131	\$244K

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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