

Single Family Residence

RESIDENTIAL

2572 ROSELLE DR

MERCED, CA 95348

\$285,146

TopHap Estimate · \$271 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,053 ft²

LIVING AREA

0.14 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$285K

\$273K low

\$297K high

Last Sale

\$81,500 · Jan 20, 1993

Est. Owner Equity

\$65,603

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$1,610 (2025)
Assessed Value	\$140,711
Previous Assessed	\$140,711

PROPERTY FACTS

Property Type	Single Family Residence
County	Merced
Lot (acres)	0.14
Construction	Wood Frame
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 24 ft²

CLIMATE RISK

40
FLOOD

46
WILDFIRE

58
HEAT

12
STORM

64
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 27, 2024	Financing	Intrafamily Transfer			\$124K
Jan 20, 1993	Resale	Grant Deed	\$81,500	\$77	\$81K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin Elementary School	Elementary	KG–2	0.5 mi
Rudolph Rivera Middle School	Middle	7–8	2.6 mi
Buhach Colony High School	High	9–12	2.8 mi

District: Merced City 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 95348

113 CRIME INDEX	86 AIR POLLUTION	36,148 POPULATION	\$67K MEDIAN IN-COME	62°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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