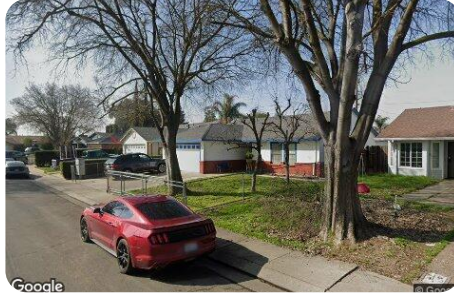
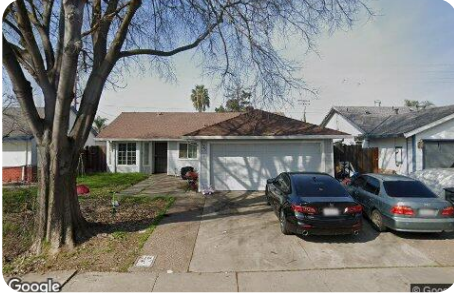


Single Family Residence **RESIDENTIAL**

1925 ROUSE CT

MODESTO, CA 95351

\$404,971 TopHap Estimate · \$327 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,240 ft²

LIVING AREA

0.11 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$405K

\$390K low

\$419K high

Last Sale

\$79,500 · Apr 8, 2010

Est. Owner Equity

\$404,971

TAX & ASSESSMENT

Property Tax	\$1,200 (2025)
Assessed Value	\$102,603
Previous Assessed	\$102,603

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.11
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

25 FLOOD	49 WILDFIRE	49 HEAT	11 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 2, 2012	Quitclaim	Quit Claim Transfer			
May 2, 2012	Recorded document	Grant Deed			
Apr 1, 2010	Resale	Grant Deed	\$79,500	\$64	
Dec 7, 2009	Foreclosure sale	Trustees Deed	\$54,000	\$44	
Apr 4, 2003	Recorded document	Grant Deed			
Apr 4, 2003	Resale	Grant Deed	\$178,000	\$144	\$178K
Apr 23, 1993	Resale	Grant Deed	\$82,000	\$66	
Apr 19, 1989	Resale	Grant Deed	\$80,000	\$65	\$64K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kirschen Elementary	Elementary	KG–6	0.4 mi
Mark Twain Junior High	Middle	7–8	0.8 mi

Modesto High School	High	9–12	1.1 mi
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District: Modesto 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 95351

105 CRIME INDEX	83 AIR POLLUTION	52,180 POPULATION	\$55K 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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