

Single Family Residence **RESIDENTIAL**

337 ROSINA AVE

MODESTO, CA 95354

\$373,446 TopHap Estimate · \$294 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,272 ft²

LIVING AREA

0.17 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$373K

\$346K low

\$401K high

Last Sale

\$368,000 · Oct 17, 2025

Est. Owner Equity

\$5,446

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$4,509 (2025)
Assessed Value	\$385,560
Previous Assessed	\$378,000

PROPERTY FACTS

Property Type	Single Family Residence
County	STANISLAUS
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 180 ft²

CLIMATE RISK

33

FLOOD

68

WILDFIRE

49

HEAT

11

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
Oct 8, 2025	Resale	Grant Deed	\$368,000	\$289	\$357K
Nov 17, 1997	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
La Loma Junior High	Middle	7–8	0.1 mi
Wilson Elementary	Elementary	KG–6	0.5 mi
Peter Johansen High School	High	9–12	2.8 mi

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 95354

129 CRIME INDEX	85 AIR POLLUTION	28,549 POPULATION	\$62K MEDIAN IN-COME	61°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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