

Single Family Residence **RESIDENTIAL**

651 ROSEMARY DR

PATTERSON, CA 95363

\$374,290 TopHap Estimate · \$281 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,332 ft²

LIVING AREA

0.13 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$374K

\$347K low

\$402K high

Last Sale

\$190,000 · Jan 14, 2015

Est. Owner Equity

\$74,290

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$2,654 (2025)
Assessed Value	\$228,339
Previous Assessed	\$228,339

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

25 FLOOD	66 WILDFIRE	51 HEAT	9 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 28, 2025	Financing	Intrafamily Transfer			\$300K
Jan 9, 2015	Resale	Grant Deed	\$190,000	\$143	\$100K
Mar 5, 2012	Non-arms-length	Trustees Deed	\$66,601	\$50	
Oct 4, 2002	Resale	Grant Deed	\$175,500	\$132	
Mar 5, 2001	Resale	Grant Deed	\$123,000	\$92	\$92K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Walnut Grove Elementary School	Elementary	KG–8	0.3 mi
Patterson High School	High	9–12	1.1 mi

District: Patterson Joint Unified 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 95363

84 CRIME INDEX	81 AIR POLLUTION	27,621 POPULATION	\$79K 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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