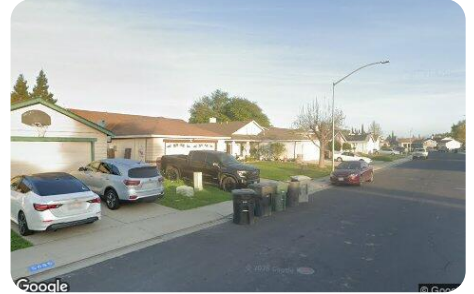
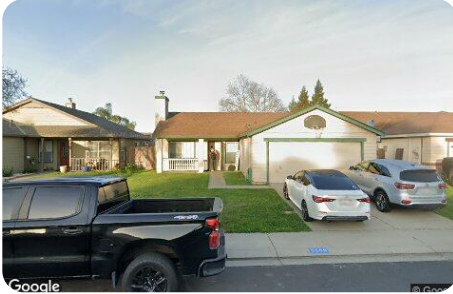


Single Family Residence **RESIDENTIAL**

# 5685 ROSE BROOK DR

RIVERBANK, CA 95367

**\$379,870** TopHap Estimate · \$347 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,095 ft<sup>2</sup>**  
LIVING AREA

**0.11 ac**  
LOT SIZE

**1992**  
YEAR BUILT

## VALUATION

**\$380K**

\$371K low

\$389K high

Last Sale

**\$205,000 · Oct 24, 2003**

Est. Owner Equity

**\$215,870**

Loan-to-Value

**42%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,562 (2025) |
| Assessed Value    | \$291,451      |
| Previous Assessed | \$291,451      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Stanislaus              |
| Lot (acres)   | 0.11                    |
| Construction  | Wood (Unspecified)      |
| Heating       | None                    |
| Pool          | No                      |

## CLIMATE RISK

10  
FLOOD

66  
WILDFIRE

50  
HEAT

14  
STORM

98  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jan 6, 2012  | Quitclaim | Quit Claim Transfer |           |        |        |
| Oct 24, 2003 | Resale    | Grant Deed          | \$205,000 | \$187  | \$164K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Crossroads Elementary School | Elementary | KG–5   | 0.2 mi   |
| James C. Enochs High School  | High       | 9–12   | 2.1 mi   |
| Elizabeth Middle School      | Middle     | 6–8    | 2.7 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 95367

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>73</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>21,399</b><br>POPULATION | <b>\$85K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|