

Single Family Residence **RESIDENTIAL**

# 5749 ROSE BROOK DR

RIVERBANK, CA 95367

**\$384,521** TopHap Estimate · \$351 / ft<sup>2</sup> · confidence 95 · 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

**1**

STORIES

**2**

PARKING

## VALUATION

**\$385K**

\$365K low

\$404K high

Last Sale

**\$140,000 · Dec 30, 2016**

Est. Owner Equity

**\$280,521**

Loan-to-Value

**27%**

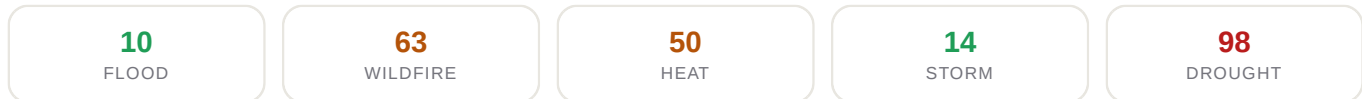
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,414 (2025) |
| Assessed Value    | \$194,496      |
| Previous Assessed | \$194,496      |

## 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



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

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Crossroads Elementary School | Elementary | KG–5   | 0.2 mi   |
| James C. Enochs High School  | High       | 9–12   | 2.2 mi   |
| Elizabeth Middle School      | Middle     | 6–8    | 2.8 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>Owner occupied</b> |
|-----------|-----------------------|