

Single Family Residence **RESIDENTIAL**

313 ROSINA AVE

MODESTO, CA 95354

\$378,050 TopHap Estimate · \$318 / ft² · confidence 94 · as of Jul 14, 2026

3

BEDS

1

BATHS

1,190 ft²

LIVING AREA

0.16 ac

LOT SIZE

1947

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$378K

\$356K low

\$400K high

Est. Owner Equity

\$133,050

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax

\$1,586 (2025)

Assessed Value

\$135,661

Previous Assessed

\$135,661

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45 FLOOD	48 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
Oct 22, 2007	Recorded document	Grant Deed			
Oct 3, 2007	Quitclaim	Quit Claim Transfer			
Dec 9, 1991	Quitclaim	Quit Claim Transfer			\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
La Loma Junior High	Middle	7–8	0.2 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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