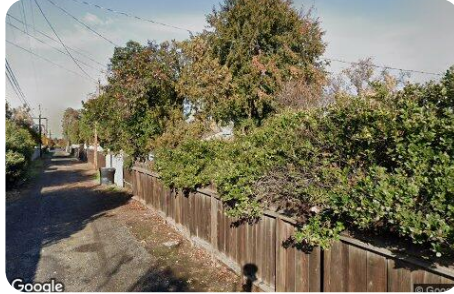


Single Family Residence **RESIDENTIAL**

325 ROSINA AVE

MODESTO, CA 95354

\$402,873 TopHap Estimate · \$304 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,327 ft²

LIVING AREA

0.16 ac

LOT SIZE

1951

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$403K

\$383K low

\$423K high

Last Sale

\$113,000 · Aug 29, 2014

Est. Owner Equity

\$402,873

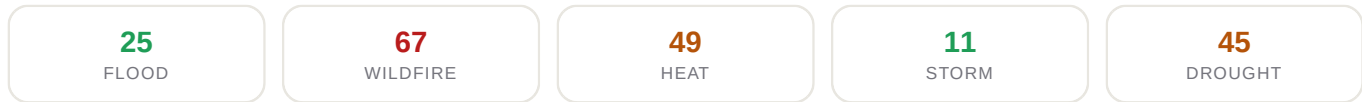
TAX & ASSESSMENT

Property Tax	\$2,012 (2025)
Assessed Value	\$179,057
Previous Assessed	\$175,547

PROPERTY FACTS

Property Type	Single Family Residence
County	STANISLAUS
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Evaporative
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 27, 2014	Non-arms-length	Grant Deed	\$113,000	\$85	
Apr 7, 2011	Recorded document	Affidavit Of Death			
Jul 21, 1995	Quitclaim	Quit Claim Transfer			

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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