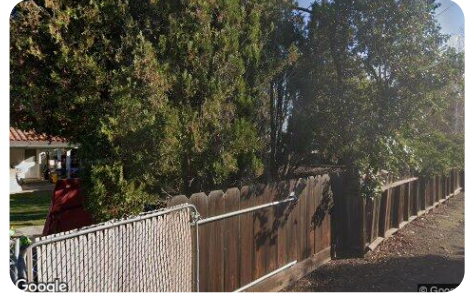
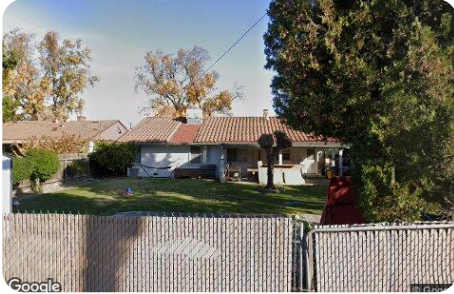


Single Family Residence **RESIDENTIAL**

329 ROSINA AVE

MODESTO, CA 95354

\$382,166 TopHap Estimate · \$300 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,272 ft²

LIVING AREA

0.17 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$382K

\$370K low

\$395K high

Est. Owner Equity

\$382,166

TAX & ASSESSMENT

Property Tax	\$1,526 (2025)
Assessed Value	\$130,492
Previous Assessed	\$130,492

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Stanislaus
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 250 ft²

CLIMATE RISK

25
FLOOD

67
WILDFIRE

49
HEAT

11
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 10, 2018	Quitclaim	Quit Claim Transfer			
Sep 10, 2018	Recorded document	Affidavit Of Death			
Oct 2, 2017	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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------