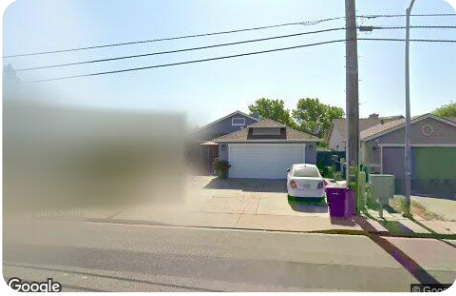


Single Family Residence **RESIDENTIAL**

5765 ROSELLE AVE

RIVERBANK, CA 95367

\$434,201 TopHap Estimate · \$288 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,510 ft²

LIVING AREA

0.11 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$434K

\$418K low

\$450K high

Last Sale

\$120,000 · Nov 30, 2011

Est. Owner Equity

\$304,201

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$2,175 (2025)
Assessed Value	\$165,938
Previous Assessed	\$162,686

PROPERTY FACTS

Property Type	Single Family Residence
County	STANISLAUS
Lot (acres)	0.11
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No
View	Traffic

CLIMATE RISK

10
FLOOD

65
WILDFIRE

50
HEAT

14
STORM

98
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 3, 2017	Quitclaim	Quit Claim Transfer			\$130K
Apr 13, 2017	Quitclaim	Quit Claim Transfer			
Oct 11, 2011	Resale	Grant Deed	\$120,000	\$79	\$97K
Feb 13, 2006	Resale	Grant Deed	\$320,000	\$212	\$288K
Oct 27, 1998	Resale	Grant Deed	\$109,000	\$72	\$107K
Dec 17, 1997	Recorded document	Grant Deed			
Dec 9, 1997	Non-arms-length	Trustees Deed	\$89,486	\$59	
Oct 8, 1992	Resale	Grant Deed	\$116,500	\$77	\$118K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	0.3 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

73 CRIME INDEX	84 AIR POLLUTION	21,399 POPULATION	\$85K 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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