

Single Family Residence **RESIDENTIAL**

# 1004 ROSENTHAL DR

TURLOCK, CA 95382

**\$529,333** TopHap Estimate · \$330 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,603 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1993**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$529K**

\$504K low

\$555K high

Last Sale

**\$515,000 · Mar 28, 2025**

Est. Owner Equity

**\$65,833**

Loan-to-Value

**88%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,591 (2025) |
| Assessed Value    | \$338,559      |
| Previous Assessed | \$331,921      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | STANISLAUS              |
| Lot (acres)   | 0.14                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |
| View          | Irregular Lot           |

## CLIMATE RISK

**10**  
FLOOD

**49**  
WILDFIRE

**50**  
HEAT

**14**  
STORM

**45**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Mar 12, 2025 | Resale    | Grant Deed          | \$515,000 | \$321              | \$464K |
| Jun 8, 2020  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jun 8, 2020  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Aug 14, 2015 | Resale    | Grant Deed          | \$286,000 | \$178              | \$262K |
| Jun 15, 2012 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Apr 12, 2012 | Resale    | Grant Deed          | \$170,000 | \$106              | \$105K |
| May 3, 2005  | Resale    | Grant Deed          | \$370,000 | \$231              | \$296K |

## ASSIGNED SCHOOLS

| SCHOOL                 | LEVEL      | GRADES | DISTANCE |
|------------------------|------------|--------|----------|
| Earl Elementary School | Elementary | KG–6   | 0.2 mi   |
| Dutcher Middle School  | Middle     | 6–8    | 1.6 mi   |

|                           |      |      |        |
|---------------------------|------|------|--------|
| <b>Pitman High School</b> | High | 9–12 | 2.3 mi |
|---------------------------|------|------|--------|

District: Turlock Unified 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 95382

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>98</b><br>CRIME INDEX | <b>81</b><br>AIR POLLUTION | <b>38,743</b><br>POPULATION | <b>\$84K</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> |
|-----------|-----------------------|