

Single Family Residence **RESIDENTIAL**

2071 ROSEWOOD DR

HOLLISTER, CA 95023

\$971,761 TopHap Estimate · confidence 97 · as of Jul 14, 2026

0.14 ac
LOT SIZE

VALUATION

\$972K

\$941K low

\$1M high

Last Sale **\$984,500 · Oct 21, 2022**

Est. Owner Equity **\$479,536**

Loan-to-Value **50%**

TAX & ASSESSMENT

Property Tax **\$14,961 (2025)**

Assessed Value **\$1,040,169**

Previous Assessed **\$1,040,169**

PROPERTY FACTS

Property Type	Single Family Residence
County	San Benito
Lot (acres)	0.14

CLIMATE RISK

35 FLOOD	84 WILDFIRE	34 HEAT	25 STORM	46 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 12, 2022	Resale	Grant Deed	\$984,500		\$492K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cerra Vista Elementary School	Elementary	KG–5	0.4 mi
Rancho San Justo	Middle	6–8	2.0 mi
Hollister High School	High	9–12	2.4 mi

District: Hollister 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 95023

84 CRIME INDEX	81 AIR POLLUTION	61,797 POPULATION	\$99K MEDIAN IN-COME	59°F AVG TEMP	77% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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