

Single Family Residence **RESIDENTIAL**

1931 ROSEMARY DR

HOLLISTER, CA 95023

\$763,034 TopHap Estimate · \$389 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,960 ft²

LIVING AREA

0.21 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$763K

\$734K low

\$792K high

Last Sale

\$765,000 · Sep 6, 2024

Est. Owner Equity

\$263,034

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$11,831 (2025)
Assessed Value	\$765,000
Previous Assessed	\$765,000

PROPERTY FACTS

Property Type	Single Family Residence
County	San Benito
Lot (acres)	0.21
Construction	Wood (Unspecified)
Heating	Central
Garage	Garage, Attached

CLIMATE RISK

35
FLOOD

82
WILDFIRE

34
HEAT

25
STORM

46
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 3, 2026	Financing	Intrafamily Transfer			
Aug 12, 2024	Resale	Grant Deed	\$765,000	\$390	\$500K
Aug 17, 2023	Resale	Grant Deed	\$2,335,000	\$1191	

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	2.3 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	Absentee owner
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