

Single Family Residence **RESIDENTIAL**

1940 ROSEMARY DR

HOLLISTER, CA 95023

\$877,870 TopHap Estimate · \$315 / ft² · confidence 96 · as of Jul 14, 2026

5

BEDS

3

BATHS

2,790 ft²

LIVING AREA

0.19 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$878K

\$843K low

\$913K high

Last Sale

\$888,000 · Oct 25, 2024

Est. Owner Equity

\$6,219

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax

\$13,425 (2025)

Assessed Value

\$888,000

Previous Assessed

\$888,000

PROPERTY FACTS

Property Type	Single Family Residence
County	San Benito
Lot (acres)	0.18
Construction	Wood (Unspecified)
Heating	Central
Garage	Garage, Attached

CLIMATE RISK

35 FLOOD	82 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	\$/FT²	LOAN
Sep 23, 2024	Resale	Grant Deed	\$888,000	\$318	\$872K
Aug 17, 2023	Resale	Grant Deed	\$2,335,000	\$837	

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	Owner occupied
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