

Residential Income (General/Multi-Family) RESIDENTIAL

5355 ROSELLE AVE
RIVERBANK, CA 95367



3
BEDS

2
BATHS

1,848 ft²
LIVING AREA

1.87 ac
LOT SIZE

1973
YEAR BUILT

2
PARKING

VALUATION

Last Sale \$525,000 · Sep 15, 2004

TAX & ASSESSMENT

Property Tax	\$6,676 (2025)
Assessed Value	\$559,500
Previous Assessed	\$559,500

PROPERTY FACTS

Property Type	Residential Income (General/Multi-Family)
County	Stanislaus
Lot (acres)	1.87
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

10 FLOOD	73 WILDFIRE	49 HEAT	13 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 7, 2004	Resale	Grant Deed	\$525,000	\$284	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	0.5 mi
James C. Enochs High School	High	9–12	1.8 mi
Elizabeth Middle School	Middle	6–8	2.3 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	Absentee owner
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