

Single Family Residence **RESIDENTIAL**

865 ROSENTHAL DR

TURLOCK, CA 95382

\$527,797 TopHap Estimate · \$293 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,799 ft²

LIVING AREA

0.15 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$528K

\$512K low

\$543K high

Last Sale

\$310,000 · Oct 6, 2015

Est. Owner Equity

\$295,797

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$3,910 (2025)
Assessed Value	\$366,972
Previous Assessed	\$366,972

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10 FLOOD	52 WILDFIRE	50 HEAT	14 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 8, 2016	Quitclaim	Quit Claim Transfer			
Aug 28, 2015	Resale	Grant Deed	\$310,000	\$172	\$232K
Jul 3, 2002	Resale	Grant Deed	\$235,000	\$131	\$211K
Aug 31, 1999	Resale	Grant Deed	\$157,000	\$87	\$141K
Jul 3, 1997	Resale	Grant Deed	\$142,000	\$79	\$140K
Apr 9, 1997	Non-arms-length	Trustees Deed	\$129,577	\$72	
Sep 1, 1995	Quitclaim	Quit Claim Transfer			
Sep 1, 1995	Resale	Trustees Deed	\$148,000	\$82	\$141K
Jun 4, 1993	Resale	Grant Deed	\$124,500	\$69	\$126K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Earl Elementary School	Elementary	KG–6	0.2 mi
Turlock Junior High School	Middle	7–8	1.7 mi
Pitman High School	High	9–12	2.2 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

98 CRIME INDEX	81 AIR POLLUTION	38,743 POPULATION	\$84K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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