

Residential Income (General/Multi-Family)

RESIDENTIAL

5306 ROSELLE AVE

RIVERBANK, CA 95367



3

BEDS

1

BATHS

1,008 ft²

LIVING AREA

0.89 ac

LOT SIZE

1941

YEAR BUILT

1

PARKING

VALUATION

Last Sale

\$533,000 · Nov 7, 2023

TAX & ASSESSMENT

Property Tax	\$6,990 (2025)
Assessed Value	\$543,660
Previous Assessed	\$543,660

PROPERTY FACTS

Property Type	Residential Income (General/Multi-Family)
County	Stanislaus
Lot (acres)	0.89
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

10 FLOOD	74 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	\$/FT²	LOAN
Apr 3, 2025	Financing	Intrafamily Transfer			\$467K
Oct 30, 2023	Quitclaim	Quit Claim Transfer			
Oct 30, 2023	Resale	Grant Deed	\$533,000	\$529	\$453K
Oct 30, 2023	Quitclaim	Quit Claim Transfer			
Mar 16, 2000	Resale	Grant Deed	\$120,000	\$119	\$90K
Mar 9, 1999	Quitclaim	Quit Claim Transfer			
Apr 3, 1990	Resale	Grant Deed	\$112,500	\$112	\$113K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverbank High School	High	9–12	1.5 mi
Cardozo Middle School	Middle	6–8	1.6 mi
Mesa Verde Elementary School	Elementary	KG–5	2.5 mi

District: Riverbank 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 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	Owner occupied
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