

Single Family Residence **RESIDENTIAL**

1924 ROUSE CT

MODESTO, CA 95351

\$358,860 TopHap Estimate · \$346 / ft² · confidence 94 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,038 ft²

LIVING AREA

0.11 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$359K

\$338K low

\$380K high

Last Sale

\$110,000 · Oct 16, 2008

Est. Owner Equity

\$242,744

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax

\$1,574 (2025)

Assessed Value

\$141,638

Previous Assessed

\$141,638

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.11
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

25 FLOOD	49 WILDFIRE	49 HEAT	11 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 25, 2008	Resale	Grant Deed	\$110,000	\$106	\$108K
Jun 26, 2008	Non-arms-length	Trustees Deed	\$93,000	\$90	
Oct 25, 2005	Resale	Grant Deed	\$310,000	\$299	\$248K
Feb 25, 1998	Resale	Grant Deed	\$68,000	\$66	\$67K
Nov 19, 1997	Recorded document	Grant Deed			
Oct 27, 1997	Non-arms-length	Trustees Deed	\$97,747	\$94	
Aug 4, 1997	Non-arms-length	Trustees Deed	\$95,392	\$92	
Aug 31, 1993	Resale	Grant Deed	\$90,000	\$87	\$90K
Apr 7, 1989	Resale	Grant Deed	\$74,000	\$71	\$74K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kirschen Elementary	Elementary	KG–6	0.3 mi
Mark Twain Junior High	Middle	7–8	0.8 mi
Modesto High School	High	9–12	1.1 mi

District: Modesto City 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 95351

105 CRIME INDEX	83 AIR POLLUTION	52,180 POPULATION	\$55K 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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