

Single Family Residence **RESIDENTIAL**

# 5773 ROSE BROOK DR

RIVERBANK, CA 95367

**\$423,995** TopHap Estimate · \$333 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,275 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1992**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$424K**

\$385K low

\$463K high

Last Sale

**\$245,000 · Jul 28, 2016**

Est. Owner Equity

**\$278,995**

Loan-to-Value

**34%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,484 (2025) |
| Assessed Value    | \$284,337      |
| Previous Assessed | \$284,337      |

## 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

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 62<br>WILDFIRE | 50<br>HEAT | 14<br>STORM | 98<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Nov 12, 2019 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Jul 6, 2016  | Resale            | Grant Deed          | \$245,000 | \$192  | \$145K |
| Nov 6, 2015  | Recorded document | Grant Deed          |           |        |        |
| Feb 5, 2014  | Non-arms-length   | Trustees Deed       | \$43,070  | \$34   |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Crossroads Elementary School | Elementary | KG–5   | 0.2 mi   |
| James C. Enochs High School  | High       | 9–12   | 2.3 mi   |
| Elizabeth Middle School      | Middle     | 6–8    | 2.8 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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>73</div> <div>CRIME INDEX</div> | <div>84</div> <div>AIR POLLUTION</div> | <div>21,399</div> <div>POPULATION</div> | <div>\$85K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|