

Single Family Residence **RESIDENTIAL**

5783 ROSELLE AVE

RIVERBANK, CA 95367

\$453,414 TopHap Estimate · \$300 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,510 ft²

LIVING AREA

0.12 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$453K

\$439K low

\$468K high

Last Sale

\$270,000 · Mar 31, 2016

Est. Owner Equity

\$195,714

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$3,796 (2025)
Assessed Value	\$319,616
Previous Assessed	\$319,616

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.12
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

64
WILDFIRE

50
HEAT

14
STORM

98
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 18, 2016	Resale	Grant Deed	\$270,000	\$179	\$265K
Apr 23, 2008	Quitclaim	Quit Claim Transfer			
Apr 7, 2008	Resale	Grant Deed	\$220,000	\$146	\$209K
Jan 7, 2008	Non-arms-length	Trustees Deed	\$255,600	\$169	
Oct 20, 2005	Resale	Grant Deed	\$389,000	\$258	\$311K
Nov 1, 2005	Quitclaim	Quit Claim Transfer			
Apr 14, 2004	Quitclaim	Quit Claim Transfer			
Oct 27, 2003	Resale	Grant Deed	\$220,000	\$146	\$74K
May 28, 1999	Quitclaim	Quit Claim Transfer			
May 28, 1999	Resale	Trustees Deed	\$109,000	\$72	\$98K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	0.3 mi
James C. Enochs High School	High	9–12	2.2 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

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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