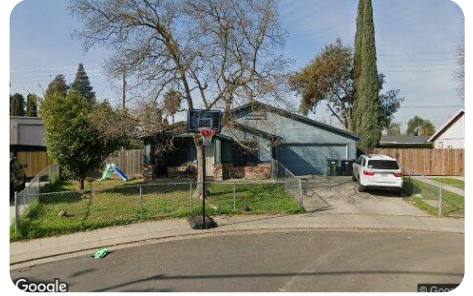


Single Family Residence **RESIDENTIAL**

1945 ROUSE CT

MODESTO, CA 95351

\$467,074 TopHap Estimate · \$377 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,240 ft²

LIVING AREA

0.19 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

5

PARKING

VALUATION

\$467K

\$456K low

\$479K high

Last Sale

\$430,000 · Oct 19, 2023

Est. Owner Equity

\$29,813

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$5,129 (2025)
Assessed Value	\$438,600
Previous Assessed	\$438,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.19
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

25
FLOOD

52
WILDFIRE

49
HEAT

11
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 12, 2023	Resale	Grant Deed	\$430,000	\$347	\$422K
Oct 17, 2014	Resale	Grant Deed	\$172,000	\$139	\$169K
Nov 22, 2013	Resale	Grant Deed	\$45,000	\$36	
Oct 23, 2009	Recorded document	Grant Deed			
Aug 20, 2009	Resale	Grant Deed	\$75,000	\$60	
Mar 30, 2009	Non-arms-length	Trustees Deed	\$76,500	\$62	
Oct 10, 2006	Resale	Grant Deed	\$285,000	\$230	\$228K
Jul 1, 2006	Resale	Grant Deed	\$262,500	\$212	
Dec 31, 2003	Quitclaim	Quit Claim Transfer			\$180K
Apr 21, 1989	Resale	Grant Deed	\$81,000	\$65	\$82K

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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