

Single Family Residence **RESIDENTIAL**

6218 EAGLE RIDGE DR

RIVERBANK, CA 95367

\$526,153 TopHap Estimate · \$235 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,236 ft²

LIVING AREA

0.14 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$526K

\$510K low

\$543K high

Last Sale

\$295,000 · Apr 20, 2015

Est. Owner Equity

\$227,553

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$4,259 (2025)
Assessed Value	\$354,534
Previous Assessed	\$354,534

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 189 ft²

CLIMATE RISK

10
FLOOD

50
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
Aug 6, 2018	Financing	Re-Recorded Document			
Oct 4, 2019	Financing	Intrafamily Transfer			\$299K
Jul 25, 2018	Quitclaim	Quit Claim Transfer			
Aug 6, 2018	Financing	Intrafamily Transfer			\$296K
Apr 15, 2015	Resale	Grant Deed	\$295,000	\$132	\$301K
May 1, 2008	Non-arms-length	Trustees Deed	\$161,501	\$72	
Dec 7, 2006	Resale	Grant Deed	\$459,000	\$205	\$367K
Jun 8, 1990	Resale	Grant Deed	\$206,000	\$92	\$165K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	0.6 mi
James C. Enochs High School	High	9–12	2.9 mi
Elizabeth Middle School	Middle	6–8	3.3 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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