

Single Family Residence

RESIDENTIAL

6224 EAGLE RIDGE DR

RIVERBANK, CA 95367

\$495,234 TopHap Estimate · \$277 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,785 ft²

LIVING AREA

0.14 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$495K

\$451K low

\$539K high

Last Sale

\$477,000 · Dec 10, 2024

Est. Owner Equity

\$26,874

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$5,613 (2025)
Assessed Value	\$477,000
Previous Assessed	\$477,000

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 · 148 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	\$/FT ²	LOAN
Dec 6, 2024	Resale	Grant Deed	\$477,000	\$267	\$468K
Oct 16, 2013	Resale	Grant Deed	\$179,500	\$101	\$164K
Nov 7, 2012	Recorded document	Grant Deed			
Nov 5, 2012	Non-arms-length	Trustees Deed	\$213,410	\$120	
Aug 7, 2008	Resale	Grant Deed	\$200,000	\$112	\$197K
Oct 29, 2004	Resale	Grant Deed	\$303,000	\$170	\$242K
Sep 9, 2003	Quitclaim	Quit Claim Transfer			\$219K
Apr 19, 1991	Resale	Grant Deed	\$168,000	\$94	\$151K

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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