

Single Family Residence **RESIDENTIAL**

2942 ROSS AVE

RIVERBANK, CA 95367

\$272,804 TopHap Estimate · \$252 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,081 ft²

LIVING AREA

0.15 ac

LOT SIZE

1935

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$273K

\$244K low

\$302K high

Est. Owner Equity

\$250,731

Loan-to-Value

7%

TAX & ASSESSMENT

Property Tax	\$1,239 (2025)
Assessed Value	\$82,128
Previous Assessed	\$82,128

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	None
Pool	No

Patio · 171 ft²

CLIMATE RISK

10 FLOOD	46 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
Sep 14, 1990	Quitclaim	Quit Claim Transfer			\$12K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cardozo Middle School	Middle	6–8	0.6 mi
Riverbank High School	High	9–12	1.1 mi
Mesa Verde Elementary School	Elementary	KG–5	2.0 mi

District: Riverbank Unified 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------