

Single Family Residence

RESIDENTIAL

5028 WINDING RIVER CT

RIVERBANK, CA 95367

\$672,832 TopHap Estimate · \$208 / ft² · confidence 99 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,232 ft²

LIVING AREA

0.15 ac

LOT SIZE

2005

YEAR BUILT

2

PARKING

VALUATION

\$673K

\$663K low

\$683K high

Last Sale

\$391,500 · May 25, 2016

Est. Owner Equity

\$359,632

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$5,883 (2025)
Assessed Value	\$441,289
Previous Assessed	\$441,289

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10 FLOOD	74 WILDFIRE	49 HEAT	13 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 13, 2016	Resale	Grant Deed	\$391,500	\$121	\$313K
Feb 21, 2008	Resale	Grant Deed	\$350,000	\$108	\$345K
Nov 26, 2007	Non-arms-length	Trustees Deed	\$303,008	\$94	
Jul 26, 2006	Financing	Intrafamily Transfer			\$589K
Oct 20, 2005	Quitclaim	Quit Claim Transfer			
Oct 21, 2005	Financing	Grant Deed			\$411K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	0.7 mi
James C. Enochs High School	High	9–12	1.6 mi
Elizabeth Middle School	Middle	6–8	2.0 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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