

Single Family Residence **RESIDENTIAL**

2601 ROSS AVE

RIVERBANK, CA 95367

\$247,782 TopHap Estimate · \$397 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1

BATHS

624 ft²

LIVING AREA

0.14 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$248K

\$232K low

\$264K high

Last Sale

\$200,000 · Mar 23, 2021

Est. Owner Equity

\$87,782

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$3,375 (2025)
Assessed Value	\$253,828
Previous Assessed	\$253,828

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Wall Unit
Pool	No

Patio · 240 ft²

CLIMATE RISK

45
FLOOD

60
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
Mar 18, 2021	Resale	Grant Deed	\$200,000	\$321	\$160K
Jul 28, 2006	Financing	Intrafamily Transfer			\$136K
Nov 20, 2001	Quitclaim	Quit Claim Transfer			
Jun 30, 1997	Resale	Grant Deed	\$69,000	\$111	\$62K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cardozo Middle School	Middle	6–8	1.0 mi
Riverbank High School	High	9–12	1.6 mi
Mesa Verde Elementary School	Elementary	KG–5	2.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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