

Single Family Residence **RESIDENTIAL**

2619 ROSS AVE

RIVERBANK, CA 95367

\$353,306 TopHap Estimate · \$280 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,262 ft²

LIVING AREA

0.19 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$353K

\$344K low

\$363K high

Last Sale

\$70,000 · Dec 21, 1995

Est. Owner Equity

\$259,006

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$1,648 (2025)
Assessed Value	\$116,268
Previous Assessed	\$116,268

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.19
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Evaporative
Fireplace	Yes
Pool	No

Patio · 330 ft²

CLIMATE RISK

10
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
Apr 8, 2021	Financing	Intrafamily Transfer			
Apr 8, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Apr 8, 2021	Financing	Intrafamily Transfer			
Oct 31, 2002	Quitclaim	Quit Claim Transfer			\$79K
Dec 21, 1995	Resale	Grant Deed	\$70,000	\$55	\$67K
Dec 17, 1993	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cardozo Middle School	Middle	6–8	1.0 mi
Riverbank High School	High	9–12	1.5 mi

Mesa Verde Elementary School	Elementary	KG–5	2.4 mi
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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	Owner occupied
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