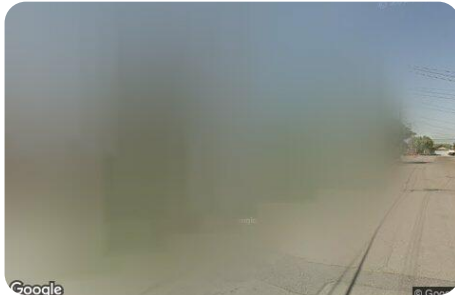


Residential Income (General/Multi-Family)

RESIDENTIAL

2648 ROSS AVE
RIVERBANK, CA 95367



2

BEDS

1

BATHS

1,720 ft²

LIVING AREA

0.14 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$330,000 · Apr 1, 2021

TAX & ASSESSMENT

Property Tax	\$4,611 (2025)
Assessed Value	\$357,200
Previous Assessed	\$357,200

PROPERTY FACTS

Property Type	Residential Income (General/Multi-Family)
County	Stanislaus
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Pool	No

CLIMATE RISK

10 FLOOD	55 WILDFIRE	50 HEAT	14 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
Mar 30, 2021	Resale	Grant Deed	\$330,000	\$192	\$324K
Jul 26, 2013	Quitclaim	Quit Claim Transfer			
Jul 26, 2013	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	2.3 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	Owner occupied
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