

Single Family Residence **RESIDENTIAL**

2620 ROSS AVE

RIVERBANK, CA 95367

\$189,383 TopHap Estimate · \$395 / ft² · confidence 89 · as of Jul 14, 2026



1
BEDS

1
BATHS

480 ft²
LIVING AREA

0.14 ac
LOT SIZE

1952
YEAR BUILT

VALUATION

\$189K

\$169K low

\$210K high

Last Sale

\$129,000 · Jul 25, 2007

Est. Owner Equity

\$189,383

TAX & ASSESSMENT

Property Tax	\$2,366 (2025)
Assessed Value	\$169,427
Previous Assessed	\$169,427

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.14
Construction	Tilt-Up Concrete
Heating	None
Pool	No

CLIMATE RISK

10 FLOOD	57 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
Oct 18, 2010	Quitclaim	Quit Claim Transfer			
Jul 6, 2007	Resale	Grant Deed	\$129,000	\$269	
Jul 9, 2007	Recorded document	Affidavit Of Death			

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

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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