

Single Family Residence **RESIDENTIAL**

2116 PARK RIDGE DR

RIVERBANK, CA 95367

\$723,377 TopHap Estimate · \$253 / ft² · confidence 90 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,858 ft²
LIVING AREA

0.6 ac
LOT SIZE

1984
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$723K

\$652K low

\$795K high

Last Sale

\$305,000 · Sep 30, 1998

Est. Owner Equity

\$46,343

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$5,917 (2025)
Assessed Value	\$511,546
Previous Assessed	\$511,546

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.60
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35 FLOOD	78 WILDFIRE	50 HEAT	14 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 25, 2003	Quitclaim	Quit Claim Transfer			
Jun 20, 2003	Quitclaim	Quit Claim Transfer			\$323K
Jul 13, 1999	Quitclaim	Quit Claim Transfer			
Sep 30, 1998	Resale	Grant Deed	\$305,000	\$107	\$244K
May 5, 1994	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	1.4 mi
Fred C. Beyer High School	High	9–12	3.4 mi
Elizabeth Middle School	Middle	6–8	4.0 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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