

Single Family Residence **RESIDENTIAL**

2013 CANDLEWOOD PL

RIVERBANK, CA 95367

\$696,600 TopHap Estimate · \$311 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,242 ft²

LIVING AREA

0.28 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$697K

\$659K low

\$734K high

Last Sale

\$465,000 · Dec 26, 2018

Est. Owner Equity

\$696,600

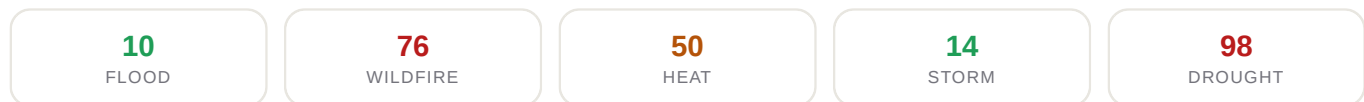
TAX & ASSESSMENT

Property Tax	\$5,996 (2025)
Assessed Value	\$518,710
Previous Assessed	\$518,710

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Stanislaus
Lot (acres)	0.28
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 17, 2018	Resale	Grant Deed	\$465,000	\$207	
Sep 21, 2017	Quitclaim	Quit Claim Transfer			
Jun 12, 2013	Resale	Grant Deed	\$343,500	\$153	\$326K
Apr 27, 2012	Quitclaim	Quit Claim Transfer			
Mar 16, 2011	Resale	Grant Deed	\$316,500	\$141	
Aug 27, 1997	Resale	Grant Deed	\$210,000	\$94	\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	1.3 mi
Fred C. Beyer High School	High	9–12	3.2 mi
Elizabeth Middle School	Middle	6–8	3.8 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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