

Single Family Residence **RESIDENTIAL**

2661 ROSS AVE

RIVERBANK, CA 95367

\$266,765 TopHap Estimate · \$257 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,036 ft²

LIVING AREA

0.15 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

VALUATION

\$267K

\$255K low

\$278K high

Est. Owner Equity

\$195,265

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$1,107 (2025)
Assessed Value	\$71,023
Previous Assessed	\$71,023

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Evaporative
Pool	No

Patio · 220 ft²

CLIMATE RISK

10
FLOOD

59
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
May 28, 2024	Financing	Intrafamily Transfer			
Jun 2, 1999	Quitclaim	Quit Claim Transfer			\$72K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cardozo Middle School	Middle	6–8	0.9 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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