

Single Family Residence **RESIDENTIAL**

2113 PARK RIDGE DR

RIVERBANK, CA 95367

\$582,542 TopHap Estimate · \$271 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,147 ft²

LIVING AREA

0.39 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$583K

\$566K low

\$599K high

Last Sale

\$215,000 · May 25, 1990

Est. Owner Equity

\$317,542

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$5,182 (2025)
Assessed Value	\$445,028
Previous Assessed	\$445,028

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.39
Construction	Tilt-Up Concrete
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 760 ft²

CLIMATE RISK

35
FLOOD

79
WILDFIRE

50
HEAT

14
STORM

98
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 5, 2008	Quitclaim	Quit Claim Transfer			
Sep 4, 1996	Quitclaim	Quit Claim Transfer			
May 25, 1990	Resale	Grant Deed	\$215,000	\$100	\$140K

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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