

Single Family Residence **RESIDENTIAL**

6706 RIVER TERRACE PL

RIVERBANK, CA 95367

\$662,966 TopHap Estimate · \$270 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,455 ft²

LIVING AREA

0.24 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

9

ROOMS

3

PARKING

VALUATION

\$663K

\$619K low

\$707K high

Last Sale

\$535,000 · Sep 30, 2019

Est. Owner Equity

\$288,966

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$7,334 (2025)
Assessed Value	\$585,096
Previous Assessed	\$585,096

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.24
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 300 ft²

CLIMATE RISK

10 FLOOD	71 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
Sep 4, 2019	Resale	Grant Deed	\$535,000	\$218	\$380K
May 26, 2000	Resale	Grant Deed	\$260,000	\$106	\$234K
Oct 8, 1996	Quitclaim	Quit Claim Transfer			
Aug 9, 1995	Quitclaim	Quit Claim Transfer			\$125K
Dec 7, 1990	Resale	Grant Deed	\$255,000	\$104	\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverbank Language Academy	Elementary	KG–8	0.1 mi
Riverbank High School	High	9–12	1.8 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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