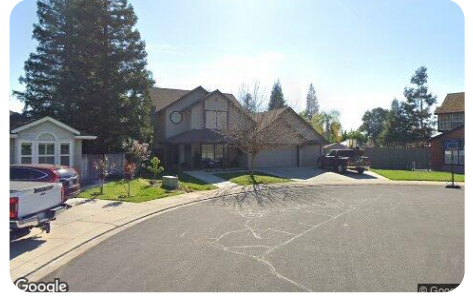
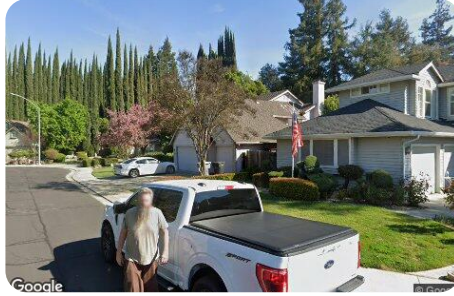


Single Family Residence **RESIDENTIAL**

# 6712 RIVER TERRACE PL

RIVERBANK, CA 95367

**\$616,570** TopHap Estimate · \$246 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,510 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1990**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$617K**

\$587K low

\$646K high

Last Sale

**\$430,000 · Aug 28, 2020**

Est. Owner Equity

**\$272,570**

Loan-to-Value

**56%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,904 (2025) |
| Assessed Value    | \$465,444      |
| Previous Assessed | \$465,444      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Stanislaus              |
| Lot (acres)   | 0.16                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 128 ft²

## CLIMATE RISK

**10**  
FLOOD

**71**  
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   |
|--------------|-------------------|--------------------|-----------|--------|--------|
| Aug 24, 2020 | Resale            | Grant Deed         | \$430,000 | \$171  | \$344K |
| Sep 10, 2019 | Recorded document | Affidavit Of Death |           |        |        |

## 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>73</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>21,399</b><br>POPULATION | <b>\$85K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|