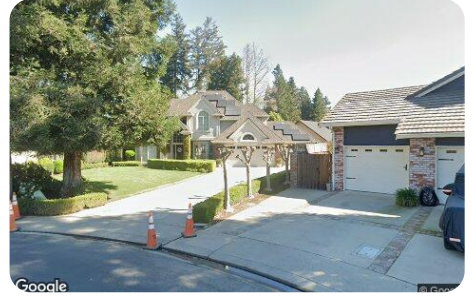


Single Family Residence **RESIDENTIAL**

2019 RIVER HEIGHTS DR

RIVERBANK, CA 95367

\$634,585 TopHap Estimate · \$294 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,160 ft²

LIVING AREA

0.3 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$635K

\$606K low

\$663K high

Last Sale

\$210,000 · Nov 12, 1998

Est. Owner Equity

\$314,085

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$3,902 (2025)
Assessed Value	\$329,201
Previous Assessed	\$329,201

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.30
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 264 ft²

CLIMATE RISK

10
FLOOD

77
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 16, 2012	Quitclaim	Quit Claim Transfer			
Aug 16, 2012	Financing	Intrafamily Transfer			\$126K
Sep 1, 2010	Quitclaim	Quit Claim Transfer			
Sep 1, 2010	Financing	Intrafamily Transfer			\$150K
Apr 15, 2002	Quitclaim	Quit Claim Transfer			
Nov 12, 1998	Resale	Grant Deed	\$210,000	\$97	\$200K
Jul 28, 1992	Resale	Grant Deed	\$192,500	\$89	\$70K

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	3.9 mi
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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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