

Single Family Residence **RESIDENTIAL**

2312 CANDLEWOOD PL

RIVERBANK, CA 95367

\$563,242 TopHap Estimate · \$284 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,986 ft²

LIVING AREA

0.19 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$563K

\$536K low

\$591K high

Last Sale

\$490,000 · Jul 18, 2023

Est. Owner Equity

\$563,242

TAX & ASSESSMENT

Property Tax	\$6,231 (2025)
Assessed Value	\$499,800
Previous Assessed	\$499,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.19
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

72
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
Jul 13, 2023	Resale	Grant Deed	\$490,000	\$247	
Mar 26, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverbank Language Academy	Elementary	KG–8	0.1 mi
Riverbank High School	High	9–12	1.9 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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