

Single Family Residence **RESIDENTIAL**

# 6119 FALCON RIDGE LN

RIVERBANK, CA 95367

**\$539,966** TopHap Estimate · \$252 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,142 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1991**

YEAR BUILT

**2**

STORIES

**3**

PARKING

## VALUATION

**\$540K**

\$525K low

\$555K high

Last Sale

**\$380,000 · Jul 11, 2019**

Est. Owner Equity

**\$162,131**

Loan-to-Value

**68%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,934 (2025) |
| Assessed Value    | \$415,580      |
| Previous Assessed | \$415,580      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Stanislaus              |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

Patio · 153 ft²

## CLIMATE RISK

10  
FLOOD

48  
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 3, 2019  | Resale          | Grant Deed    | \$380,000 | \$177  | \$357K |
| Jul 30, 1997 | Resale          | Grant Deed    | \$149,000 | \$70   | \$142K |
| Apr 24, 1997 | Non-arms-length | Trustees Deed | \$140,000 | \$65   |        |
| Dec 10, 1991 | Resale          | Grant Deed    | \$168,000 | \$78   | \$134K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Crossroads Elementary School | Elementary | KG–5   | 0.6 mi   |
| James C. Enochs High School  | High       | 9–12   | 2.8 mi   |
| Elizabeth Middle School      | Middle     | 6–8    | 3.2 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|