

Single Family Residence **RESIDENTIAL**

2965 ROCKY LN

RIVERBANK, CA 95367

\$357,791 TopHap Estimate · \$318 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,126 ft²

LIVING AREA

0.13 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$358K

\$319K low

\$397K high

Est. Owner Equity

\$150,863

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$1,668 (2025)
Assessed Value	\$118,001
Previous Assessed	\$118,001

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 240 ft²

CLIMATE RISK

10
FLOOD

42
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, 2006	Financing	Intrafamily Transfer			\$211K
Mar 30, 2004	Quitclaim	Quit Claim Transfer			\$140K
Feb 19, 2002	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cardozo Middle School	Middle	6–8	0.7 mi
Riverbank High School	High	9–12	1.1 mi
Mesa Verde Elementary School	Elementary	KG–5	2.0 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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