

Single Family Residence **RESIDENTIAL**

2963 ROCKY LN

RIVERBANK, CA 95367

\$359,980 TopHap Estimate · \$320 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,126 ft²

LIVING AREA

0.13 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$360K

\$334K low

\$386K high

Est. Owner Equity

\$297,680

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$1,873 (2025)
Assessed Value	\$128,113
Previous Assessed	\$128,113

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
Jan 22, 2006	Quitclaim	Quit Claim Transfer			
May 5, 2004	Quitclaim	Quit Claim Transfer			
Jan 9, 1995	Quitclaim	Quit Claim Transfer			\$53K

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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