

Single Family Residence **RESIDENTIAL**

## 2818 ROSS AVE

RIVERBANK, CA 95367

**\$320,773** TopHap Estimate · \$325 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**988 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1979**

YEAR BUILT

**1**

STORIES

**1**

PARKING

### VALUATION

**\$321K**

\$304K low

\$338K high

Est. Owner Equity

**\$137,773**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$1,522 (2025) |
| Assessed Value    | \$98,785       |
| Previous Assessed | \$98,785       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Stanislaus              |
| Lot (acres)   | 0.15                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 49<br>WILDFIRE | 50<br>HEAT | 14<br>STORM | 98<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------|--------|--------|
| Jul 14, 2022 | Financing | Intrafamily Transfer |       |        |        |
| Jul 14, 2005 | Quitclaim | Quit Claim Transfer  |       |        | \$180K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Cardozo Middle School        | Middle     | 6–8    | 0.8 mi   |
| Riverbank High School        | High       | 9–12   | 1.3 mi   |
| Mesa Verde Elementary School | Elementary | KG–5   | 2.1 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**

|                          |                            |                             |                                    |                         |                        |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>73</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>21,399</b><br>POPULATION | <b>\$85K</b><br>MEDIAN IN-<br>COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|