

Single Family Residence **RESIDENTIAL**

2824 ROSS AVE

RIVERBANK, CA 95367

\$420,717 TopHap Estimate · \$323 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,304 ft²

LIVING AREA

0.15 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$421K

\$401K low

\$440K high

Est. Owner Equity

\$338,417

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$2,382 (2025)
Assessed Value	\$177,738
Previous Assessed	\$177,738

PROPERTY FACTS

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

Patio · 72 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
Apr 27, 2014	Quitclaim	Quit Claim Transfer			
Apr 27, 2014	Quitclaim	Quit Claim Transfer			
Nov 19, 1998	Quitclaim	Quit Claim Transfer			\$82K
May 15, 1992	Non-arms-length	Grant Deed	\$104,000	\$80	\$83K

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

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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