

Single Family Residence **RESIDENTIAL**

2159 PARK RIDGE DR

RIVERBANK, CA 95367

\$689,906 TopHap Estimate · \$328 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,106 ft²

LIVING AREA

0.62 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$690K

\$623K low

\$756K high

Last Sale

\$255,000 · Jun 30, 1995

Est. Owner Equity

\$409,906

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$5,698 (2025)
Assessed Value	\$491,755
Previous Assessed	\$491,755

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.61
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

35 FLOOD	79 WILDFIRE	50 HEAT	14 STORM	98 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 14, 2026	Financing	Intrafamily Transfer			
Jan 14, 2026	Financing	Intrafamily Transfer			
Jan 14, 2026	Financing	Intrafamily Transfer			
Jun 23, 1995	Resale	Grant Deed	\$255,000	\$121	\$180K
Sep 28, 1990	Resale	Grant Deed	\$240,000	\$114	\$216K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	1.4 mi
Fred C. Beyer High School	High	9–12	3.5 mi
Elizabeth Middle School	Middle	6–8	4.1 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

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.

|
 OWNERSHIP

Occupancy	Owner occupied
-----------	----------------