

Single Family Residence **RESIDENTIAL**

## 2012 CANDLEWOOD PL

RIVERBANK, CA 95367

**\$766,589** TopHap Estimate · \$294 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,604 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**1979**

YEAR BUILT

**2**

STORIES

**3**

PARKING

### VALUATION

**\$767K**

\$690K low

\$843K high

Last Sale

**\$758,000 · Jul 21, 2025**

Est. Owner Equity

**\$341,589**

Loan-to-Value

**55%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$7,740 (2025) |
| Assessed Value    | \$676,517      |
| Previous Assessed | \$676,517      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Stanislaus              |
| Lot (acres)   | 0.22                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Pool W/Hot Tub/Spa      |

Patio · 340 ft²

## CLIMATE RISK

10  
FLOOD

76  
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   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jun 17, 2025 | Resale    | Grant Deed          | \$758,000 | \$291  | \$425K |
| Mar 8, 2021  | Resale    | Grant Deed          | \$625,000 | \$240  | \$425K |
| Aug 5, 2016  | Resale    | Grant Deed          | \$485,000 | \$186  | \$417K |
| Dec 14, 2015 | Resale    | Grant Deed          | \$470,000 | \$180  | \$320K |
| Jul 26, 2013 | Quitclaim | Quit Claim Transfer |           |        |        |
| Apr 21, 1995 | Resale    | Grant Deed          | \$230,000 | \$88   | \$219K |
| May 18, 1990 | Resale    | Grant Deed          | \$276,000 | \$106  | \$115K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Crossroads Elementary School | Elementary | KG–5   | 1.3 mi   |
| Fred C. Beyer High School    | High       | 9–12   | 3.2 mi   |

|                                |        |     |        |
|--------------------------------|--------|-----|--------|
| <b>Elizabeth Middle School</b> | Middle | 6–8 | 3.8 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|