

Single Family Residence **RESIDENTIAL**

2413 RIVER CLIFF WAY

RIVERBANK, CA 95367

\$608,560 TopHap Estimate · \$262 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,325 ft²

LIVING AREA

0.17 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$609K

\$578K low

\$639K high

Est. Owner Equity

\$496,488

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$5,108 (2025)
Assessed Value	\$405,812
Previous Assessed	\$405,812

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 266 ft²

CLIMATE RISK

45
FLOOD

72
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
Mar 28, 1991	Resale	Grant Deed	\$225,000	\$97	\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverbank Language Academy	Elementary	KG–8	0.1 mi
Riverbank High School	High	9–12	1.8 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.

|
 OWNERSHIP

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