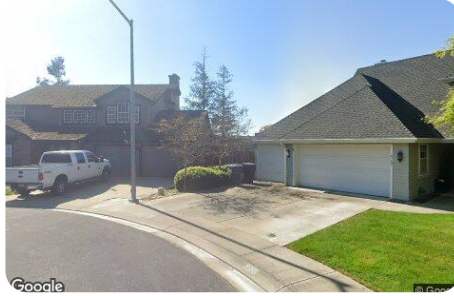


Single Family Residence **RESIDENTIAL**

6707 RIVER TERRACE PL

RIVERBANK, CA 95367

\$661,464 TopHap Estimate · \$262 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,529 ft²

LIVING AREA

0.22 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$661K

\$623K low

\$700K high

Last Sale

\$227,000 · Apr 5, 1991

Est. Owner Equity

\$181,464

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$5,646 (2025)
Assessed Value	\$450,848
Previous Assessed	\$450,848

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 · 266 ft²

CLIMATE RISK

14
FLOOD

71
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 29, 2016	Non-arms-length	Grant Deed	\$425,000	\$168	\$200K
Jul 24, 2012	Financing	Affidavit Of Death			\$174K
Apr 5, 1991	Resale	Grant Deed	\$227,000	\$90	\$100K

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

OWNERSHIP

Occupancy	Owner occupied
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