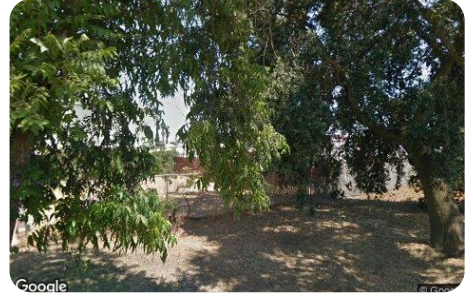


Single Family Residence **RESIDENTIAL**

2700 ROSS AVE

RIVERBANK, CA 95367

\$307,881 TopHap Estimate · \$333 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

1
BATHS

924 ft²
LIVING AREA

0.17 ac
LOT SIZE

1949
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$308K

\$289K low

\$327K high

Last Sale

\$75,000 · Oct 18, 2013

Est. Owner Equity

\$89,382

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$1,357 (2025)
Assessed Value	\$91,929
Previous Assessed	\$91,929

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Central
Pool	No

CLIMATE RISK

10 FLOOD	52 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
Oct 15, 2013	Resale	Grant Deed	\$75,000	\$81	\$60K
Jul 8, 2013	Quitclaim	Quit Claim Transfer			
May 13, 2013	Recorded document	Affidavit Of Death			
Apr 14, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cardozo Middle School	Middle	6–8	0.9 mi
Riverbank High School	High	9–12	1.4 mi
Mesa Verde Elementary School	Elementary	KG–5	2.3 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
-----------	----------------