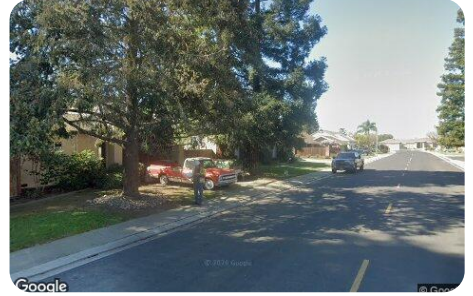


Single Family Residence **RESIDENTIAL**

2030 RIVER HEIGHTS DR

RIVERBANK, CA 95367

\$599,958 TopHap Estimate · \$289 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,078 ft²

LIVING AREA

0.2 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$600K

\$571K low

\$629K high

Last Sale

\$279,000 · Aug 30, 2013

Est. Owner Equity

\$346,958

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$4,044 (2025)
Assessed Value	\$342,003
Previous Assessed	\$342,003

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.20
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 88 ft²

CLIMATE RISK

10
FLOOD

77
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 7, 2020	Financing	Intrafamily Transfer			\$253K
Aug 5, 2013	Resale	Grant Deed	\$279,000	\$134	\$274K
Aug 1, 2012	Recorded document	Affidavit Of Death			
Jan 25, 2006	Quitclaim	Quit Claim Transfer			
May 21, 2003	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	1.3 mi
Fred C. Beyer High School	High	9–12	3.3 mi
Elizabeth Middle School	Middle	6–8	3.9 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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