

Single Family Residence **RESIDENTIAL**

2031 RIVER HEIGHTS DR

RIVERBANK, CA 95367

\$772,306 TopHap Estimate · \$256 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,021 ft²

LIVING AREA

0.24 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$772K

\$738K low

\$807K high

Last Sale

\$659,000 · Aug 18, 2021

Est. Owner Equity

\$245,106

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$8,070 (2025)
Assessed Value	\$699,334
Previous Assessed	\$699,334

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.24
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

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
Aug 12, 2021	Resale	Grant Deed	\$659,000	\$218	\$527K
Nov 23, 2020	Quitclaim	Quit Claim Transfer			\$434K
Jul 1, 2016	Financing	Intrafamily Transfer			\$402K
Nov 5, 2014	Resale	Grant Deed	\$425,000	\$141	\$404K
Apr 2, 2009	Financing	Affidavit Of Death			\$157K
Apr 8, 1993	Quitclaim	Quit Claim Transfer			\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	1.4 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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