

Single Family Residence **RESIDENTIAL**

2024 RIVER HEIGHTS DR

RIVERBANK, CA 95367

\$682,890 TopHap Estimate · \$288 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,370 ft²

LIVING AREA

0.23 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$683K

\$638K low

\$728K high

Est. Owner Equity

\$0

Loan-to-Value

267%

TAX & ASSESSMENT

Property Tax	\$5,546 (2025)
Assessed Value	\$477,968
Previous Assessed	\$477,968

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Stanislaus
Lot (acres)	0.23
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Patio · 463 ft²

CLIMATE RISK

10
FLOOD

76
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 13, 2018	Quitclaim	Quit Claim Transfer			
Mar 4, 2005	Recorded document	Grant Deed			
Jul 6, 2004	Financing	Grant Deed			\$80K
Apr 29, 2004	Quitclaim	Quit Claim Transfer			
Feb 3, 1993	Quitclaim	Quit Claim Transfer			\$241K
Aug 31, 1990	Resale	Grant Deed	\$265,000	\$112	\$239K

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
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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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