

Single Family Residence **RESIDENTIAL**

2018 RIVER HEIGHTS DR

RIVERBANK, CA 95367

\$698,370 TopHap Estimate · \$280 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,495 ft²
LIVING AREA

0.23 ac
LOT SIZE

1980
YEAR BUILT

1
STORIES

8
ROOMS

2
PARKING

VALUATION

\$698K

\$649K low

\$748K high

Last Sale

\$218,000 · Jul 16, 1998

Est. Owner Equity

\$413,370

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$4,473 (2025)
Assessed Value	\$373,898
Previous Assessed	\$373,898

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	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	\$/FT ²	LOAN
Jul 16, 1998	Resale	Grant Deed	\$218,000	\$87	\$196K
Aug 5, 1997	Resale	Grant Deed	\$200,000	\$80	\$160K

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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