

Single Family Residence **RESIDENTIAL**

2012 RIVER HEIGHTS DR

RIVERBANK, CA 95367

\$673,839 TopHap Estimate · \$289 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,330 ft²

LIVING AREA

0.23 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

7

ROOMS

3

PARKING

VALUATION

\$674K

\$626K low

\$722K high

Last Sale

\$211,500 · May 15, 1992

Est. Owner Equity

\$523,839

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$4,397 (2025)
Assessed Value	\$373,988
Previous Assessed	\$373,988

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	No

Patio · 420 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
Nov 19, 2012	Quitclaim	Quit Claim Transfer			
Nov 19, 2012	Financing	Intrafamily Transfer			\$150K
Nov 18, 2010	Quitclaim	Quit Claim Transfer			
May 15, 1992	Resale	Grant Deed	\$211,500	\$91	\$169K

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

OWNERSHIP

Occupancy	Owner occupied
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