

Single Family Residence **RESIDENTIAL**

2154 PARK RIDGE DR

RIVERBANK, CA 95367

\$683,797 TopHap Estimate · \$304 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,246 ft²
LIVING AREA

0.44 ac
LOT SIZE

1977
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$684K

\$632K low

\$735K high

Last Sale

\$205,000 · Mar 27, 1996

Est. Owner Equity

\$533,797

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$4,082 (2025)
Assessed Value	\$345,523
Previous Assessed	\$345,523

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.44
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 363 ft²

CLIMATE RISK

35
FLOOD

79
WILDFIRE

50
HEAT

14
STORM

98
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 29, 2012	Quitclaim	Quit Claim Transfer			
Mar 27, 1996	Resale	Grant Deed	\$205,000	\$91	\$187K
Mar 17, 1993	Quitclaim	Quit Claim Transfer			\$167K
May 16, 1991	Resale	Grant Deed	\$232,000	\$103	\$162K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	1.4 mi
Fred C. Beyer High School	High	9–12	3.5 mi
Elizabeth Middle School	Middle	6–8	4.0 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
-----------	-----------------------