

Single Family Residence **RESIDENTIAL**

2166 PARK RIDGE DR

RIVERBANK, CA 95367

\$664,062 TopHap Estimate · \$421 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,579 ft²

LIVING AREA

0.51 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$664K

\$621K low

\$708K high

Last Sale

\$660,000 · Dec 19, 2025

Est. Owner Equity

\$284,062

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$5,207 (2025)
Assessed Value	\$447,316
Previous Assessed	\$447,316

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.51
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 324 ft²

CLIMATE RISK

62
FLOOD

78
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
Dec 18, 2025	Resale	Grant Deed	\$660,000	\$418	\$380K
Aug 10, 2020	Financing	Intrafamily Transfer			\$420K
Jul 11, 2018	Resale	Grant Deed	\$401,500	\$254	\$410K
Jul 11, 2018	Recorded document	Affidavit Of Death			
Aug 26, 2011	Quitclaim	Quit Claim Transfer			
Jun 20, 1991	Resale	Grant Deed	\$182,500	\$116	\$146K

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

OWNERSHIP

Occupancy	Owner occupied
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