

Single Family Residence **RESIDENTIAL**

2006 RIVER HEIGHTS DR

RIVERBANK, CA 95367

\$804,450 TopHap Estimate · \$285 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,818 ft²

LIVING AREA

0.22 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$804K

\$751K low

\$858K high

Last Sale

\$512,000 · Jan 18, 2008

Est. Owner Equity

\$166,950

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$7,696 (2025)
Assessed Value	\$672,509
Previous Assessed	\$672,509

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.22
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Patio · 120 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
Jan 7, 2008	Resale	Grant Deed	\$512,000	\$182	
Jul 17, 1991	Resale	Grant Deed	\$323,500	\$115	\$291K
Nov 6, 1989	Quitclaim	Quit Claim Transfer			\$185K

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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