

Single Family Residence **RESIDENTIAL**

6201 EAGLE RIDGE DR

RIVERBANK, CA 95367

\$513,796 TopHap Estimate · \$289 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,776 ft²

LIVING AREA

0.15 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$514K

\$491K low

\$536K high

Last Sale

\$247,000 · Feb 5, 2008

Est. Owner Equity

\$313,796

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$8,550 (2025)
Assessed Value	\$324,421
Previous Assessed	\$324,421

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

Patio · 148 ft²

CLIMATE RISK

10
FLOOD

48
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
Apr 23, 2026	Financing	Mortgage			\$200K
Jan 24, 2008	Resale	Grant Deed	\$247,000	\$139	\$222K
Oct 15, 2001	Quitclaim	Quit Claim Transfer			\$173K
Sep 25, 1992	Resale	Grant Deed	\$154,000	\$87	\$146K
Dec 3, 1991	Quitclaim	Quit Claim Transfer			\$1.3M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	0.6 mi
James C. Enochs High School	High	9–12	2.8 mi
Elizabeth Middle School	Middle	6–8	3.3 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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