

Single Family Residence **RESIDENTIAL**

# 6354 SANDY RIDGE DR

RIVERBANK, CA 95367

**\$405,097** TopHap Estimate · \$354 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,143 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1996**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$405K**

**\$384K low**

**\$426K high**

Last Sale

**\$135,000 · May 7, 2010**

Est. Owner Equity

**\$180,197**

Loan-to-Value

**53%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,362 (2025) |
| Assessed Value    | \$174,247      |
| Previous Assessed | \$174,247      |

## PROPERTY FACTS

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

## CLIMATE RISK

**35**  
FLOOD

**75**  
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   |
|---------------------|------------------|----------------------|-----------|--------|--------|
| <b>Dec 4, 2019</b>  | Financing        | Intrafamily Transfer |           |        | \$195K |
| <b>May 4, 2010</b>  | Resale           | Grant Deed           | \$135,000 | \$118  | \$133K |
| <b>Jan 4, 2010</b>  | Foreclosure sale | Trustees Deed        | \$138,000 | \$121  |        |
| <b>Oct 24, 2002</b> | Resale           | Grant Deed           | \$190,000 | \$166  | \$180K |
| <b>Nov 6, 1996</b>  | Resale           | Grant Deed           | \$112,500 | \$98   | \$111K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| <b>Crossroads Elementary School</b> | Elementary | KG–5   | 1.2 mi   |
| <b>Fred C. Beyer High School</b>    | High       | 9–12   | 2.9 mi   |
| <b>Elizabeth Middle School</b>      | Middle     | 6–8    | 3.6 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>73</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>21,399</b><br>POPULATION | <b>\$85K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|