

Single Family Residence **RESIDENTIAL**

# 2712 RIVER COVE DR

RIVERBANK, CA 95367

**\$472,382** TopHap Estimate · \$294 / ft² · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,608 ft²**

LIVING AREA

**0.15 ac**

LOT SIZE

**1994**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$472K**

\$442K low

\$503K high

Last Sale

**\$275,000 · Apr 11, 2016**

Est. Owner Equity

**\$229,882**

Loan-to-Value

**52%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,429 (2025) |
| Assessed Value    | \$325,537      |
| Previous Assessed | \$325,537      |

## PROPERTY FACTS

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

Patio · 125 ft²

## CLIMATE RISK

27  
FLOOD

73  
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   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Dec 16, 2024 | Financing         | Intrafamily Transfer |           |        |        |
| Mar 14, 2016 | Resale            | Grant Deed           | \$275,000 | \$171  | \$243K |
| Jan 15, 2016 | Resale            | Grant Deed           | \$199,500 | \$124  |        |
| May 13, 2015 | Non-arms-length   | Trustees Deed        | \$208,250 | \$130  |        |
| Apr 25, 2007 | Financing         | Intrafamily Transfer |           |        | \$211K |
| Oct 12, 2006 | Financing         | Intrafamily Transfer |           |        | \$170K |
| Aug 16, 2004 | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Aug 9, 2004  | Quitclaim         | Quit Claim Transfer  |           |        | \$140K |
| Sep 30, 1996 | Resale            | Grant Deed           | \$117,500 | \$73   | \$120K |
| Jul 10, 1996 | Recorded document | Grant Deed           |           |        |        |
| Jun 18, 1996 | Non-arms-length   | Trustees Deed        | \$145,934 | \$91   |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Cardozo Middle School        | Middle     | 6–8    | 0.8 mi   |
| Riverbank High School        | High       | 9–12   | 1.5 mi   |
| Mesa Verde Elementary School | Elementary | KG–5   | 2.2 mi   |

District: Riverbank Unified 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 | Absentee owner |
|-----------|----------------|