

Single Family Residence **RESIDENTIAL**

# 6356 ROCK CREEK RD

RIVERBANK, CA 95367

**\$473,831** TopHap Estimate · \$278 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,704 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1996**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$474K**

\$451K low

\$497K high

Last Sale

**\$470,000 · Oct 13, 2025**

Est. Owner Equity

**\$12,344**

Loan-to-Value

**97%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,927 (2025) |
| Assessed Value    | \$225,343      |
| Previous Assessed | \$220,925      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | STANISLAUS              |
| Lot (acres)   | 0.13                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**35**  
FLOOD

**74**  
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   |
|--------------|------------------|---------------------|-----------|--------|--------|
| Oct 9, 2025  | Resale           | Grant Deed          | \$470,000 | \$276  | \$461K |
| Apr 16, 2009 | Resale           | Grant Deed          | \$175,000 | \$103  | \$172K |
| Jan 6, 2009  | Foreclosure sale | Trustees Deed       | \$174,472 | \$102  |        |
| Jan 16, 2007 | Quitclaim        | Quit Claim Transfer |           |        |        |
| Jan 16, 2007 | Resale           | Grant Deed          | \$390,000 | \$229  | \$312K |
| Oct 11, 2006 | Quitclaim        | Quit Claim Transfer |           |        |        |
| Aug 12, 2004 | Resale           | Grant Deed          | \$310,000 | \$182  | \$248K |
| Dec 26, 2002 | Resale           | Grant Deed          | \$220,000 | \$129  | \$176K |
| Dec 23, 1996 | Resale           | Grant Deed          | \$134,000 | \$79   | \$137K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Crossroads Elementary School | Elementary | KG–5   | 1.2 mi   |
| Fred C. Beyer High School    | High       | 9–12   | 2.9 mi   |
| Elizabeth Middle School      | 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 | Owner occupied |
|-----------|----------------|