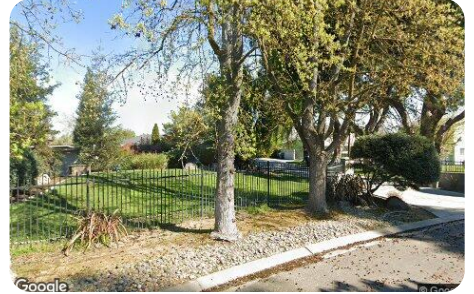


Residential - Vacant Land

RESIDENTIAL

PARK RIDGE DR

RIVERBANK, CA 95367



0.68 ac

LOT SIZE

VALUATION

Last Sale

\$350,000 · Feb 12, 2021

TAX & ASSESSMENT

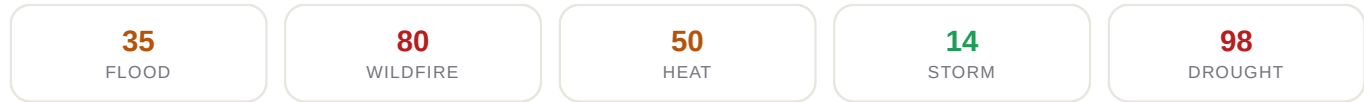
Property Tax	\$4,267 (2025)
Assessed Value	\$378,850
Previous Assessed	\$378,850

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Stanislaus
Lot (acres)	0.68

Heating	None
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 4, 2021	Resale	Grant Deed	\$350,000		\$350K
Feb 9, 2021	Financing	Intrafamily Transfer			
Dec 6, 2017	Quitclaim	Quit Claim Transfer			
Dec 6, 2017	Recorded document	Affidavit Of Death			
Dec 15, 2010	Financing	Mortgage			\$1.2M
Oct 16, 1997	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	1.5 mi
Fred C. Beyer High School	High	9–12	3.5 mi
Elizabeth Middle School	Middle	6–8	4.1 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	Absentee owner
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