

Single Family Residence **RESIDENTIAL**

# 3106 RIVERSIDE DR

RIVERBANK, CA 95367

**\$276,225** TopHap Estimate · \$265 / ft<sup>2</sup> · confidence 99 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**1,044 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1952**

YEAR BUILT

**1**

STORIES

**4**

ROOMS

**3**

PARKING

## VALUATION

**\$276K**

\$272K low

\$280K high

Last Sale

**\$162,000 · Dec 15, 2015**

Est. Owner Equity

**\$86,598**

Loan-to-Value

**69%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,633 (2025) |
| Assessed Value    | \$191,769      |
| Previous Assessed | \$191,769      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Stanislaus              |
| Lot (acres)   | 0.14                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Floor/Wall Furnace      |
| Cooling       | Wall Unit               |
| Garage        | Garage, Detached        |
| Pool          | No                      |

Patio · 240 ft²

## CLIMATE RISK

**10**  
FLOOD

**71**  
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 11, 2015</b> | Quitclaim         | Quit Claim Transfer |           |        |        |
| <b>Dec 11, 2015</b> | Quitclaim         | Quit Claim Transfer |           |        |        |
| <b>Dec 9, 2015</b>  | Resale            | Grant Deed          | \$162,000 | \$155  | \$167K |
| <b>Mar 27, 2008</b> | Recorded document | Affidavit Of Death  |           |        |        |
| <b>Mar 20, 2006</b> | Recorded document | Grant Deed          |           |        |        |
| <b>Mar 2, 2005</b>  | Quitclaim         | Quit Claim Transfer |           |        |        |
| <b>May 28, 2003</b> | Quitclaim         | Quit Claim Transfer |           |        | \$50K  |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Cardozo Middle School        | Middle     | 6–8    | 0.4 mi   |
| Riverbank High School        | High       | 9–12   | 1.1 mi   |
| Mesa Verde Elementary School | Elementary | KG–5   | 1.7 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 | Owner occupied |
|-----------|----------------|