

Single Family Residence **RESIDENTIAL**

2642 ROSS AVE

RIVERBANK, CA 95367

\$292,330 TopHap Estimate · \$318 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

918 ft²

LIVING AREA

0.27 ac

LOT SIZE

1945

YEAR BUILT

2

STORIES

VALUATION

\$292K

\$278K low

\$306K high

Last Sale

\$113,000 · Mar 19, 2002

Est. Owner Equity

\$120,571

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$1,811 (2025)
Assessed Value	\$122,984
Previous Assessed	\$120,573

PROPERTY FACTS

Property Type	Single Family Residence
County	STANISLAUS
Lot (acres)	0.27
Construction	Wood (Unspecified)
Heating	Yes
Cooling	None
Pool	No

CLIMATE RISK

10
FLOOD

55
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
Mar 19, 2002	Resale	Grant Deed	\$113,000	\$123	\$112K
Nov 30, 1995	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cardozo Middle School	Middle	6–8	1.0 mi
Riverbank High School	High	9–12	1.5 mi
Mesa Verde Elementary School	Elementary	KG–5	2.3 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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