

Single Family Residence **RESIDENTIAL**

1913 ROCKYPOINT WAY

RIVERBANK, CA 95367

\$510,772 TopHap Estimate · \$269 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

3

BATHS

1,901 ft²

LIVING AREA

0.13 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$511K

\$486K low

\$536K high

Est. Owner Equity

\$0

Loan-to-Value

115%

TAX & ASSESSMENT

Property Tax	\$1,214 (2025)
Assessed Value	\$245,648
Previous Assessed	\$245,648

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 140 ft²

CLIMATE RISK

35
FLOOD

75
WILDFIRE

50
HEAT

14
STORM

98
DROUGHT

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

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	3.5 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	Owner occupied
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