

Single Family Residence **RESIDENTIAL**

5034 WINDING RIVER CT

RIVERBANK, CA 95367

\$745,589 TopHap Estimate · \$231 / ft² · confidence 98 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,232 ft²
LIVING AREA

0.17 ac
LOT SIZE

2005
YEAR BUILT

2
PARKING

VALUATION

\$746K

\$733K low

\$758K high

Last Sale

\$745,000 · Jun 22, 2026

Est. Owner Equity

\$589

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$9,029 (2025)
Assessed Value	\$726,004
Previous Assessed	\$711,770

PROPERTY FACTS

Property Type	Single Family Residence
County	STANISLAUS
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

10
FLOOD

74
WILDFIRE

49
HEAT

13
STORM

98
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 18, 2026	Resale	Grant Deed	\$745,000	\$231	\$745K
Oct 7, 2005	Financing	Grant Deed			\$409K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	0.7 mi
James C. Enochs High School	High	9–12	1.6 mi
Elizabeth Middle School	Middle	6–8	2.1 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	Owner occupied
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