

Single Family Residence **RESIDENTIAL**

2654 ROSS AVE

RIVERBANK, CA 95367

\$404,920 TopHap Estimate · \$321 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,260 ft²

LIVING AREA

0.13 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$405K

\$368K low

\$442K high

Est. Owner Equity

\$258,920

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$2,275 (2025)
Assessed Value	\$168,785
Previous Assessed	\$168,785

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Evaporative
Pool	No

Patio · 144 ft²

CLIMATE RISK

10 FLOOD	54 WILDFIRE	50 HEAT	14 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

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.

| 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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