

Single Family Residence **RESIDENTIAL**

2666 ROSS AVE

RIVERBANK, CA 95367

\$271,949 TopHap Estimate · \$236 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,152 ft²

LIVING AREA

0.17 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$272K

\$256K low

\$288K high

Last Sale

\$75,000 · Apr 24, 2009

Est. Owner Equity

\$202,849

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$1,496 (2025)
Assessed Value	\$96,563
Previous Assessed	\$96,563

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Pool	No

CLIMATE RISK

10
FLOOD

53
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
Sep 24, 2015	Recorded document	Grant Deed			
May 18, 2013	Quitclaim	Quit Claim Transfer			
Jul 9, 2013	Quitclaim	Quit Claim Transfer			\$69K
Apr 15, 2009	Resale	Grant Deed	\$75,000	\$65	\$71K
Sep 18, 2003	Resale	Grant Deed	\$162,000	\$141	\$154K
Jun 11, 2003	Recorded document	Grant Deed			
Jun 4, 2001	Quitclaim	Quit Claim Transfer			
Jun 4, 2001	Resale	Grant Deed	\$105,000	\$91	\$84K
Jan 19, 2001	Resale	Grant Deed	\$75,000	\$65	
Jun 1, 1990	Resale	Grant Deed	\$80,000	\$69	\$78K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cardozo Middle School	Middle	6–8	0.9 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------