

Single Family Residence **RESIDENTIAL**

2667 ROSS AVE

RIVERBANK, CA 95367

\$479,206 TopHap Estimate · \$210 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,283 ft²

LIVING AREA

0.17 ac

LOT SIZE

1971

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$479K

\$441K low

\$518K high

Last Sale

\$279,000 · May 7, 2004

Est. Owner Equity

\$85,206

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$4,802 (2025)
Assessed Value	\$380,258
Previous Assessed	\$380,258

PROPERTY FACTS

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

Patio · 352 ft²

CLIMATE RISK

10 FLOOD	58 WILDFIRE	50 HEAT	14 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 5, 2025	Financing	Intrafamily Transfer			
Sep 4, 2020	Financing	Intrafamily Transfer			\$130K
May 7, 2004	Quitclaim	Quit Claim Transfer			
May 7, 2004	Resale	Grant Deed	\$279,000	\$122	\$199K
Mar 24, 2003	Recorded document	Grant Deed			
Mar 24, 2003	Quitclaim	Quit Claim Transfer			\$160K
Apr 9, 2001	Recorded document	Grant Deed			
Apr 9, 2001	Quitclaim	Quit Claim Transfer			
Apr 9, 2001	Resale	Grant Deed	\$160,000	\$70	\$157K
Mar 8, 2001	Resale	Grant Deed	\$134,800	\$59	\$121K
Oct 10, 2000	Recorded document	Trustees Deed			

Oct 10, 2000	Non-arms-length	Trustees Deed	\$118,976	\$52	
May 5, 1998	Resale	Grant Deed	\$116,000	\$51	\$119K

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

OWNERSHIP

Occupancy	Owner occupied
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