

Single Family Residence **RESIDENTIAL**

2651 ROSS AVE

RIVERBANK, CA 95367

\$357,037 TopHap Estimate · \$249 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,436 ft²

LIVING AREA

0.14 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$357K

\$334K low

\$380K high

Est. Owner Equity

\$207,037

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$1,771 (2025)
Assessed Value	\$119,606
Previous Assessed	\$119,606

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Evaporative
Fireplace	Yes
Pool	No

Patio · 144 ft²

CLIMATE RISK

10 FLOOD	59 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
Aug 5, 2005	Quitclaim	Quit Claim Transfer			\$150K
Aug 12, 2002	Quitclaim	Quit Claim Transfer			
Aug 12, 2002	Quitclaim	Quit Claim Transfer			

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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