

Single Family Residence **RESIDENTIAL**

2637 ROSS AVE

RIVERBANK, CA 95367

\$403,141 TopHap Estimate · \$300 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,346 ft²

LIVING AREA

0.18 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$403K

\$386K low

\$420K high

Last Sale

\$285,000 · Dec 20, 2017

Est. Owner Equity

\$62,391

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$4,217 (2025)
Assessed Value	\$324,276
Previous Assessed	\$324,276

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.18
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Pool	Yes

Patio · 108 ft²

CLIMATE RISK

10
FLOOD

59
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
Dec 15, 2017	Resale	Grant Deed	\$285,000	\$212	\$271K
Nov 29, 2005	Financing	Grant Deed			\$223K
Nov 22, 2005	Recorded document	Grant Deed			
Jan 15, 2004	Quitclaim	Quit Claim Transfer			\$100K
Feb 14, 2002	Quitclaim	Quit Claim Transfer			
Nov 28, 1994	Recorded document	Trustees Deed			
Nov 28, 1994	Non-arms-length	Trustees Deed	\$76,500	\$57	
Jul 2, 1992	Resale	Grant Deed	\$115,000	\$85	\$109K

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	Absentee owner
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