

Single Family Residence **RESIDENTIAL**

2630 ROSS AVE

RIVERBANK, CA 95367

\$408,833 TopHap Estimate · \$279 / ft² · confidence 99 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,465 ft²

LIVING AREA

0.13 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

VALUATION

\$409K

\$405K low

\$413K high

Last Sale

\$280,000 · Apr 20, 2021

Est. Owner Equity

\$142,833

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$3,964 (2025)
Assessed Value	\$303,079
Previous Assessed	\$303,079

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Central
Pool	Yes

Patio · 408 ft²

CLIMATE RISK

10 FLOOD	56 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
Mar 31, 2021	Resale	Grant Deed	\$280,000	\$191	\$266K
Jul 26, 2013	Quitclaim	Quit Claim Transfer			
Jul 26, 2013	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	2.4 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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