

Single Family Residence **RESIDENTIAL**

2626 ROSS AVE

RIVERBANK, CA 95367

\$72,680 TopHap Estimate · \$63 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,152 ft²

LIVING AREA

0.13 ac

LOT SIZE

1925

YEAR BUILT

1

PARKING

VALUATION

\$73K

\$68K low

\$77K high

Last Sale

\$47,000 · Dec 30, 2011

Est. Owner Equity

\$72,680

TAX & ASSESSMENT

Property Tax	\$1,047 (2025)
Assessed Value	\$59,020
Previous Assessed	\$59,020

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

10
FLOOD

57
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 28, 2011	Resale	Grant Deed	\$47,000	\$41	
Jul 5, 2011	Non-arms-length	Trustees Deed	\$58,214	\$51	
Sep 27, 2005	Quitclaim	Quit Claim Transfer			
Sep 27, 2005	Financing	Intrafamily Transfer			\$210K

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	Absentee owner
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