

Single Family Residence

**RESIDENTIAL**

# 3113 RIVERSIDE DR

RIVERBANK, CA 95367

**\$298,601** TopHap Estimate · \$202 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,478 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1952**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$299K**

\$270K low

\$328K high

Last Sale

**\$240,000 · Jul 5, 2005**

Est. Owner Equity

**\$142,685**

Loan-to-Value

**54%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$1,136 (2025) |
| Assessed Value    | \$66,434       |
| Previous Assessed | \$65,133       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | STANISLAUS              |
| Lot (acres)   | 0.14                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 198 ft²

## CLIMATE RISK

**35**  
FLOOD

**72**  
WILDFIRE

**50**  
HEAT

**14**  
STORM

**98**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jun 6, 2017  | Quitclaim | Quit Claim Transfer |           |        | \$156K |
| Jun 9, 2005  | Resale    | Grant Deed          | \$240,000 | \$162  | \$190K |
| Apr 9, 2004  | Quitclaim | Quit Claim Transfer |           |        |        |
| Jun 1, 2001  | Quitclaim | Quit Claim Transfer |           |        |        |
| Apr 18, 2000 | Quitclaim | Quit Claim Transfer |           |        |        |
| Aug 4, 1997  | Quitclaim | Quit Claim Transfer |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Cardozo Middle School        | Middle     | 6–8    | 0.4 mi   |
| Riverbank High School        | High       | 9–12   | 1.1 mi   |
| Mesa Verde Elementary School | Elementary | KG–5   | 1.7 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>73</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>21,399</b><br>POPULATION | <b>\$85K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|