

Single Family Residence **RESIDENTIAL**

2904 ROSS AVE

RIVERBANK, CA 95367

\$501,894 TopHap Estimate · \$230 / ft² · confidence 88 · as of Jul 14, 2026



5

BEDS

2

BATHS

2,184 ft²

LIVING AREA

0.13 ac

LOT SIZE

1940

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$502K

\$443K low

\$561K high

Last Sale

\$279,000 · Dec 12, 2017

Est. Owner Equity

\$230,937

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$4,135 (2025)
Assessed Value	\$317,448
Previous Assessed	\$311,225

PROPERTY FACTS

Property Type	Single Family Residence
County	STANISLAUS
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

10
FLOOD

46
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 4, 2017	Quitclaim	Quit Claim Transfer			\$274K
Dec 4, 2017	Resale	Grant Deed	\$279,000	\$128	
Jan 8, 2013	Resale	Grant Deed	\$88,000	\$40	
Jan 8, 2013	Quitclaim	Quit Claim Transfer			
Apr 14, 2005	Resale	Grant Deed	\$265,000	\$121	
Apr 28, 2005	Financing	Grant Deed			\$239K
Dec 12, 2003	Quitclaim	Quit Claim Transfer			
Dec 12, 2003	Resale	Grant Deed	\$165,000	\$76	\$132K
Feb 4, 1999	Resale	Grant Deed	\$78,500	\$36	\$78K
Jul 1, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cardozo Middle School	Middle	6–8	0.7 mi
Riverbank High School	High	9–12	1.2 mi
Mesa Verde Elementary School	Elementary	KG–5	2.0 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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