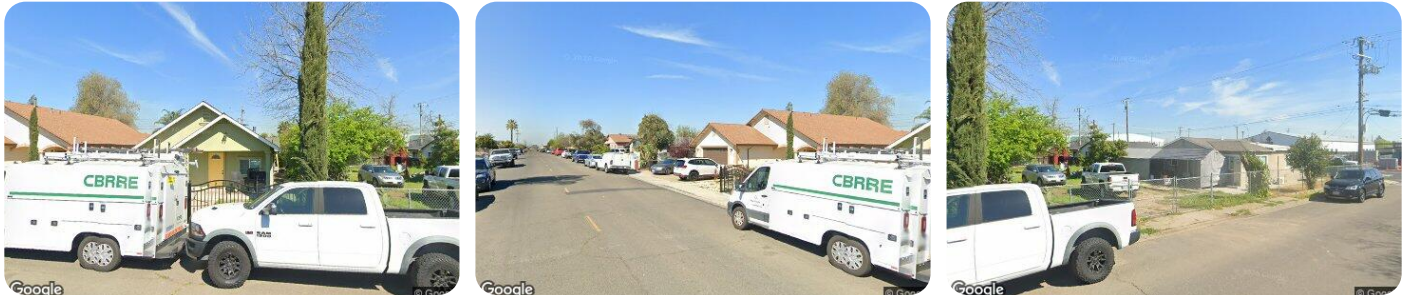


Single Family Residence **RESIDENTIAL**

2955 ROSS AVE

RIVERBANK, CA 95367



3
BEDS

1
BATHS

1,008 ft²
LIVING AREA

0.15 ac
LOT SIZE

1936
YEAR BUILT

2
PARKING

VALUATION

Last Sale

\$350,000 · Feb 9, 2022

TAX & ASSESSMENT

Property Tax	\$5,096 (2025)
Assessed Value	\$404,850
Previous Assessed	\$404,850

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.15
Construction	Wood (Unspecified)
Garage	Garage, Detached

CLIMATE RISK

10 FLOOD	47 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	\$/FT ²	LOAN
Feb 22, 2024	Financing	Intrafamily Transfer			
Apr 13, 2024	Financing	Re-Recorded Document			\$344K
Apr 13, 2024	Financing	Re-Recorded Document			
Feb 22, 2024	Financing	Re-Recorded Document			
Nov 1, 2022	Financing	Re-Recorded Document			
Feb 7, 2022	Resale	Grant Deed	\$350,000	\$347	\$344K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cardozo Middle School	Middle	6–8	0.6 mi
Riverbank High School	High	9–12	1.1 mi
Mesa Verde Elementary School	Elementary	KG–5	1.9 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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