

Zero Lot Line (Residential)

RESIDENTIAL

2054 PORTSIDE DR

RIVERBANK, CA 95367

\$656,624 TopHap Estimate · \$333 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,974 ft²

LIVING AREA

0.11 ac

LOT SIZE

2

PARKING

VALUATION

\$657K

\$631K low

\$682K high

Last Sale

\$581,500 · Oct 17, 2025

Est. Owner Equity

\$220,658

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$3,834 (2025)
Assessed Value	\$168,300
Previous Assessed	\$168,300

PROPERTY FACTS

Property Type	Zero Lot Line (Residential)
County	Stanislaus
Lot (acres)	0.11
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central

CLIMATE RISK

10
FLOOD

70
WILDFIRE

49
HEAT

13
STORM

98
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 18, 2025	Resale	Grant Deed	\$581,500	\$295	\$436K
Jun 5, 2024	Resale	Grant Deed	\$18,810,000	\$9529	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	0.8 mi
Fred C. Beyer High School	High	9–12	1.9 mi
Elizabeth Middle School	Middle	6–8	2.5 mi

District: Sylvan Union Elementary 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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