

Residential - Vacant Land **RESIDENTIAL**

2046 PORTSIDE DR

RIVERBANK, CA 95367



0.11 ac
LOT SIZE

VALUATION

Last Sale **\$577,500 · Dec 10, 2025**

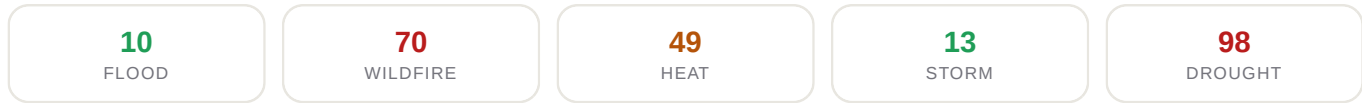
TAX & ASSESSMENT

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

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Stanislaus
Lot (acres)	0.11

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 4, 2025	Resale	Grant Deed	\$577,500		
Jun 5, 2024	Resale	Grant Deed	\$18,810,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	0.9 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



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

OWNERSHIP

Occupancy

Owner occupied