

Residential - Vacant Land **RESIDENTIAL**

**2030 PORTSIDE DR**  
RIVERBANK, CA 95367



**0.11 ac**  
LOT SIZE

**VALUATION**

Last Sale **\$566,500 · Sep 25, 2025**

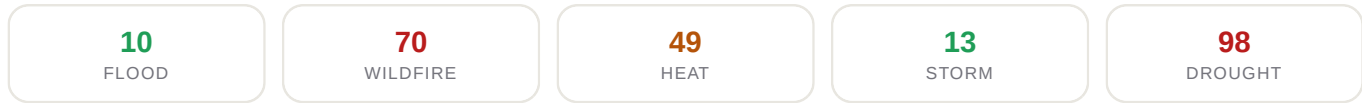
**TAX & ASSESSMENT**

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$3,050 (2025)</b> |
| Assessed Value    | <b>\$168,300</b>      |
| Previous Assessed | <b>\$168,300</b>      |

**PROPERTY FACTS**

|               |                                  |
|---------------|----------------------------------|
| Property Type | <b>Residential - Vacant Land</b> |
| County        | <b>Stanislaus</b>                |
| Lot (acres)   | <b>0.11</b>                      |

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE        | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|--------------|--------------------|--------|
| Sep 18, 2025 | Resale | Grant Deed | \$566,500    |                    | \$545K |
| 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**