

Single Family Residence **RESIDENTIAL**

6349 SANDY RIDGE DR

RIVERBANK, CA 95367

\$436,392 TopHap Estimate · \$346 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,260 ft²

LIVING AREA

0.13 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$436K

\$419K low

\$453K high

Last Sale

\$160,000 · Dec 31, 2008

Est. Owner Equity

\$224,452

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$2,848 (2025)
Assessed Value	\$218,260
Previous Assessed	\$218,260

PROPERTY FACTS

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

CLIMATE RISK

35
FLOOD

76
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 18, 2008	Resale	Grant Deed	\$160,000	\$127	\$167K
Nov 16, 2005	Resale	Grant Deed	\$355,000	\$282	\$284K
Aug 22, 2002	Resale	Grant Deed	\$199,000	\$158	\$193K
Jan 7, 1997	Resale	Grant Deed	\$119,000	\$94	\$117K
Nov 7, 1996	Financing	Grant Deed			\$64K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	1.2 mi
Fred C. Beyer High School	High	9–12	2.9 mi
Elizabeth Middle School	Middle	6–8	3.5 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------