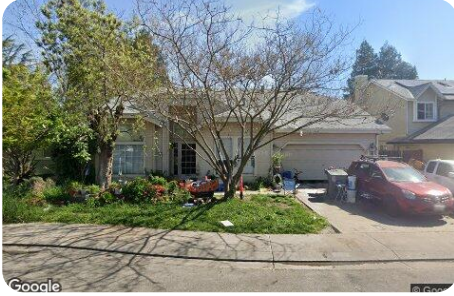


Single Family Residence **RESIDENTIAL**

# 6242 EAGLE RIDGE DR

RIVERBANK, CA 95367

**\$549,614** TopHap Estimate · \$280 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,962 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1990**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$550K**

\$529K low

\$570K high

Last Sale

**\$385,000 · Mar 2, 2005**

Est. Owner Equity

**\$206,614**

Loan-to-Value

**64%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,272 (2025) |
| Assessed Value    | \$536,636      |
| Previous Assessed | \$536,636      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Stanislaus              |
| Lot (acres)   | 0.15                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

Patio · 935 ft²

## CLIMATE RISK

**10**  
FLOOD

**56**  
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   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Feb 1, 2005  | Resale    | Grant Deed          | \$385,000 | \$196  | \$308K |
| Dec 12, 2002 | Resale    | Grant Deed          | \$247,500 | \$126  |        |
| Dec 12, 2002 | Quitclaim | Quit Claim Transfer |           |        |        |
| Oct 30, 1998 | Resale    | Trustees Deed       | \$157,000 | \$80   | \$141K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Crossroads Elementary School | Elementary | KG–5   | 0.7 mi   |
| James C. Enochs High School  | High       | 9–12   | 2.9 mi   |
| Elizabeth Middle School      | Middle     | 6–8    | 3.4 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>73</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>21,399</b><br>POPULATION | <b>\$85K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|