

Single Family Residence **RESIDENTIAL**

2013 RIVER HEIGHTS DR

RIVERBANK, CA 95367

\$820,653 TopHap Estimate · \$295 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,786 ft²
LIVING AREA

0.34 ac
LOT SIZE

1987
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$821K

\$777K low

\$865K high

Last Sale

\$495,000 · Mar 18, 2004

Est. Owner Equity

\$213,273

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$8,041 (2025)
Assessed Value	\$703,775
Previous Assessed	\$703,775

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.34
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 658 ft²

CLIMATE RISK

10 FLOOD	77 WILDFIRE	50 HEAT	14 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 16, 2026	Financing	Intrafamily Transfer			
Nov 23, 2020	Financing	Re-Recorded Document			
Dec 9, 2020	Financing	Intrafamily Transfer			\$434K
Dec 9, 2020	Quitclaim	Quit Claim Transfer			
Mar 18, 2004	Resale	Grant Deed	\$495,000	\$178	\$376K
Oct 7, 1994	Resale	Grant Deed	\$314,000	\$113	\$298K
May 3, 1991	Resale	Grant Deed	\$400,000	\$144	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	1.4 mi
Fred C. Beyer High School	High	9–12	3.3 mi

Elizabeth Middle School	Middle	6–8	3.9 mi
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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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