

Single Family Residence

RESIDENTIAL

5010 WINDING RIVER CT

RIVERBANK, CA 95367

\$607,085 TopHap Estimate · \$232 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,612 ft²

LIVING AREA

0.14 ac

LOT SIZE

2005

YEAR BUILT

3

PARKING

VALUATION

\$607K

\$576K low

\$638K high

Last Sale

\$320,000 · Feb 11, 2014

Est. Owner Equity

\$282,210

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$5,419 (2025)
Assessed Value	\$392,264
Previous Assessed	\$392,264

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10 FLOOD	74 WILDFIRE	49 HEAT	13 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
Feb 5, 2014	Resale	Grant Deed	\$320,000	\$123	\$309K
Mar 17, 2010	Resale	Grant Deed	\$227,000	\$87	\$223K
Dec 14, 2009	Non-arms-length	Trustees Deed	\$211,050	\$81	
Oct 10, 2005	Financing	Grant Deed			\$374K
Oct 3, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	0.8 mi
James C. Enochs High School	High	9–12	1.6 mi
Elizabeth Middle School	Middle	6–8	2.0 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