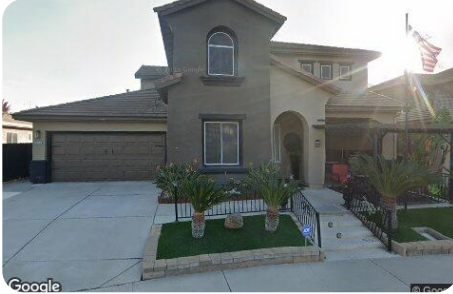


Single Family Residence **RESIDENTIAL**

5016 WINDING RIVER CT

RIVERBANK, CA 95367

\$598,635 TopHap Estimate · \$229 / ft² · confidence 98 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,612 ft²
LIVING AREA

0.13 ac
LOT SIZE

2005
YEAR BUILT

3
PARKING

VALUATION

\$599K

\$585K low

\$612K high

Last Sale

\$307,000 · Oct 25, 2013

Est. Owner Equity

\$306,310

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$3,730 (2025)
Assessed Value	\$376,330
Previous Assessed	\$376,330

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

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
Jun 12, 2025	Financing	Intrafamily Transfer			
Oct 22, 2013	Resale	Grant Deed	\$307,000	\$118	\$317K
Jan 4, 2011	Resale	Grant Deed	\$232,500	\$89	\$227K
Oct 4, 2010	Foreclosure sale	Trustees Deed	\$353,277	\$135	
Jul 29, 2010	Quitclaim	Quit Claim Transfer			
Oct 14, 2005	Financing	Grant Deed			\$408K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	0.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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