

Single Family Residence **RESIDENTIAL**

# 5019 WINDING RIVER CT

RIVERBANK, CA 95367

**\$577,130** TopHap Estimate · \$298 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,937 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**2005**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$577K**

\$557K low

\$597K high

Est. Owner Equity

**\$217,130**

Loan-to-Value

**64%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,908 (2025) |
| Assessed Value    | \$535,396      |
| Previous Assessed | \$535,396      |

## 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

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 74<br>WILDFIRE | 49<br>HEAT | 13<br>STORM | 98<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED       | PRICE | \$/FT² | LOAN   |
|-------------|-----------|------------|-------|--------|--------|
| Nov 2, 2005 | Financing | Grant Deed |       |        | \$300K |

## 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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>Owner occupied</b> |
|-----------|-----------------------|