

Single Family Residence

RESIDENTIAL

5031 WINDING RIVER CT

RIVERBANK, CA 95367

\$545,865 TopHap Estimate · \$282 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,937 ft²

LIVING AREA

0.13 ac

LOT SIZE

2005

YEAR BUILT

2

PARKING

VALUATION

\$546K

\$530K low

\$562K high

Last Sale

\$326,000 · Aug 25, 2017

Est. Owner Equity

\$315,373

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$5,089 (2025)
Assessed Value	\$370,812
Previous Assessed	\$370,812

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
FLOOD

74
WILDFIRE

49
HEAT

13
STORM

98
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 18, 2017	Resale	Grant Deed	\$326,000	\$168	\$176K
Oct 18, 2013	Resale	Grant Deed	\$260,000	\$134	\$255K
Aug 2, 2010	Quitclaim	Quit Claim Transfer			
Jul 13, 2010	Resale	Corporation Deed	\$213,000	\$110	\$213K
Jul 13, 2010	Quitclaim	Quit Claim Transfer			
Jun 14, 2010	Quitclaim	Quit Claim Transfer			
Jun 14, 2010	Recorded document	Grant Deed			
May 20, 2010	Foreclosure sale	Trustees Deed	\$168,008	\$87	
Nov 2, 2005	Financing	Grant Deed			\$313K

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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