

Single Family Residence **RESIDENTIAL**

5045 RIVERBED CT

RIVERBANK, CA 95367

\$692,343 TopHap Estimate · \$214 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,232 ft²

LIVING AREA

0.18 ac

LOT SIZE

2005

YEAR BUILT

2

PARKING

VALUATION

\$692K

\$674K low

\$711K high

Last Sale

\$450,000 · May 14, 2019

Est. Owner Equity

\$377,343

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$6,880 (2025)
Assessed Value	\$531,508
Previous Assessed	\$531,508

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.18
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

10 FLOOD	75 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
May 8, 2019	Quitclaim	Quit Claim Transfer			
May 7, 2019	Resale	Grant Deed	\$450,000	\$139	\$315K
Oct 29, 2009	Quitclaim	Quit Claim Transfer			
Jul 29, 2005	Financing	Grant Deed			\$368K

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	2.1 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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