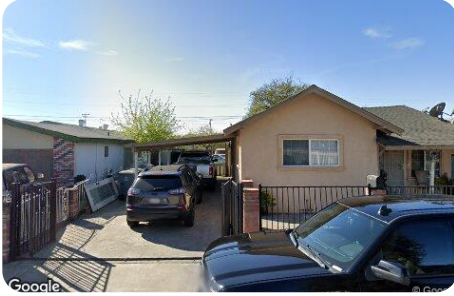


Single Family Residence **RESIDENTIAL**

2860 ROSS AVE

RIVERBANK, CA 95367

\$234,280 TopHap Estimate · \$338 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

1

BATHS

694 ft²

LIVING AREA

0.15 ac

LOT SIZE

1938

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$234K

\$220K low

\$249K high

Est. Owner Equity

\$201,480

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$1,302 (2025)
Assessed Value	\$80,365
Previous Assessed	\$80,365

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	None
Garage	Carport (Unspecified)
Pool	No

Patio · 156 ft²

CLIMATE RISK

10 FLOOD	47 WILDFIRE	50 HEAT	14 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cardozo Middle School	Middle	6–8	0.7 mi
Riverbank High School	High	9–12	1.2 mi
Mesa Verde Elementary School	Elementary	KG–5	2.1 mi

District: Riverbank Unified 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	Absentee owner
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