

Single Family Residence **RESIDENTIAL**

2866 ROSS AVE

RIVERBANK, CA 95367

\$292,886 TopHap Estimate · \$271 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,080 ft²

LIVING AREA

0.15 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$293K

\$281K low

\$305K high

Est. Owner Equity

\$292,886

TAX & ASSESSMENT

Property Tax	\$774 (2025)
Assessed Value	\$43,184
Previous Assessed	\$43,184

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Pool	No

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	2.0 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	Owner occupied
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