

Single Family Residence **RESIDENTIAL**

2872 ROSS AVE

RIVERBANK, CA 95367

\$447,572 TopHap Estimate · \$271 / ft² · confidence 94 · as of Jul 14, 2026



6

BEDS

2

BATHS

1,650 ft²

LIVING AREA

0.15 ac

LOT SIZE

1930

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$448K

\$422K low

\$473K high

Last Sale

\$215,000 · May 14, 2019

Est. Owner Equity

\$240,072

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$3,208 (2025)
Assessed Value	\$239,831
Previous Assessed	\$239,831

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
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.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 4, 2021	Financing	Intrafamily Transfer			\$208K
May 8, 2019	Recorded document	Affidavit Of Death			
May 8, 2019	Resale	Grant Deed	\$215,000	\$130	\$209K
May 27, 2014	Quitclaim	Quit Claim Transfer			
May 27, 2014	Recorded document	Affidavit Of Death			

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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