

Single Family Residence **RESIDENTIAL**

2861 ROSS AVE

RIVERBANK, CA 95367

\$366,419 TopHap Estimate · \$319 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,150 ft²

LIVING AREA

0.14 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$366K

\$329K low

\$403K high

Last Sale

\$89,000 · Dec 23, 1999

Est. Owner Equity

\$214,219

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$1,936 (2025)
Assessed Value	\$140,390
Previous Assessed	\$140,390

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

10 FLOOD	48 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
Dec 23, 1999	Resale	Grant Deed	\$89,000	\$77	\$66K

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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