

Single Family Residence **RESIDENTIAL**

2867 ROSS AVE

RIVERBANK, CA 95367

\$399,904 TopHap Estimate · \$327 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,222 ft²

LIVING AREA

0.15 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$400K

\$380K low

\$419K high

Last Sale

\$95,000 · Jul 30, 1993

Est. Owner Equity

\$263,004

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$2,187 (2025)
Assessed Value	\$161,450
Previous Assessed	\$161,450

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.15
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
Jul 30, 1993	Resale	Grant Deed	\$95,000	\$78	\$86K
Jan 12, 1990	Resale	Grant Deed	\$38,000	\$31	
Nov 13, 1989	Resale	Trustees Deed	\$17,000	\$14	\$17K

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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