

Single Family Residence **RESIDENTIAL**

2842 ROSS AVE

RIVERBANK, CA 95367

\$467,307 TopHap Estimate · \$303 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,542 ft²

LIVING AREA

0.15 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$467K

\$439K low

\$496K high

Last Sale

\$215,000 · Jan 9, 2004

Est. Owner Equity

\$322,813

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$3,995 (2025)
Assessed Value	\$305,667
Previous Assessed	\$305,667

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 52 ft²

CLIMATE RISK

10
FLOOD

48
WILDFIRE

50
HEAT

14
STORM

98
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 9, 2004	Resale	Grant Deed	\$215,000	\$139	
Jan 9, 2004	Quitclaim	Quit Claim Transfer			\$176K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cardozo Middle School	Middle	6–8	0.8 mi
Riverbank High School	High	9–12	1.3 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
--------------------------------------	--	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------