

Single Family Residence **RESIDENTIAL**

2873 ROSS AVE

RIVERBANK, CA 95367

\$330,378 TopHap Estimate · \$339 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

974 ft²

LIVING AREA

0.14 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$330K

\$313K low

\$347K high

Est. Owner Equity

\$261,378

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$2,040 (2025)
Assessed Value	\$142,143
Previous Assessed	\$142,143

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Evaporative
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
Jun 17, 2003	Quitclaim	Quit Claim Transfer			\$69K
Jun 30, 1993	Resale	Grant Deed	\$82,000	\$84	\$74K
Jun 7, 1989	Recorded document	Trustees Deed			
Jun 7, 1989	Quitclaim	Quit Claim Transfer			\$47K

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	Absentee owner
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