

Single Family Residence **RESIDENTIAL**

2219 CANDLEWOOD PL

RIVERBANK, CA 95367

\$810,662 TopHap Estimate · \$328 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,470 ft²

LIVING AREA

0.28 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$811K

\$721K low

\$900K high

Last Sale

\$795,000 · Jan 29, 2026

Est. Owner Equity

\$161,662

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$6,867 (2025)
Assessed Value	\$552,979
Previous Assessed	\$552,979

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.28
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Patio · 672 ft²

CLIMATE RISK

10
FLOOD

74
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
Sep 5, 2025	Resale	Grant Deed	\$795,000	\$322	\$649K
Nov 2, 2017	Resale	Grant Deed	\$486,000	\$197	\$296K
Apr 22, 2014	Resale	Grant Deed	\$405,000	\$164	\$360K
Sep 22, 2003	Resale	Grant Deed	\$390,000	\$158	\$312K
Apr 23, 2003	Non-arms-length	Trustees Deed	\$304,100	\$123	
Mar 25, 2002	Resale	Grant Deed	\$355,000	\$144	\$284K
Sep 1, 2000	Resale	Grant Deed	\$300,000	\$121	\$285K
Jun 21, 1991	Resale	Grant Deed	\$247,000	\$100	\$132K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverbank Language Academy	Elementary	KG–8	0.2 mi
Riverbank High School	High	9–12	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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