

Single Family Residence **RESIDENTIAL**

6212 EAGLE RIDGE DR

RIVERBANK, CA 95367

\$522,612 TopHap Estimate · \$293 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,785 ft²

LIVING AREA

0.14 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$523K

\$507K low

\$538K high

Last Sale

\$305,000 · Oct 31, 2016

Est. Owner Equity

\$247,612

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$4,253 (2025)
Assessed Value	\$353,972
Previous Assessed	\$353,972

PROPERTY FACTS

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

Patio · 148 ft²

CLIMATE RISK

10
FLOOD

49
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
Dec 9, 2020	Financing	Intrafamily Transfer			\$275K
Oct 26, 2016	Resale	Grant Deed	\$305,000	\$171	\$290K
Nov 26, 2003	Resale	Grant Deed	\$235,000	\$132	\$188K
May 1, 2000	Quitclaim	Quit Claim Transfer			\$140K
Apr 24, 1990	Resale	Grant Deed	\$170,000	\$95	\$85K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	0.6 mi
James C. Enochs High School	High	9–12	2.9 mi
Elizabeth Middle School	Middle	6–8	3.3 mi

District: Sylvan Union Elementary 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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