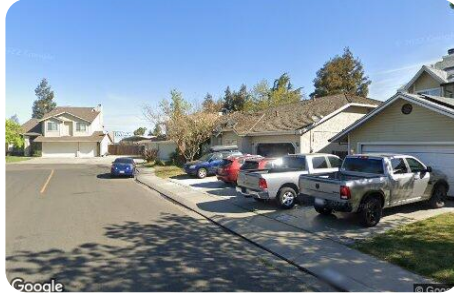


Single Family Residence **RESIDENTIAL**

6236 EAGLE RIDGE DR

RIVERBANK, CA 95367

\$502,993 TopHap Estimate · \$282 / 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

1

STORIES

2

PARKING

VALUATION

\$503K

\$486K low

\$520K high

Est. Owner Equity

\$173,129

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$4,243 (2025)
Assessed Value	\$360,039
Previous Assessed	\$360,039

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 148 ft²

CLIMATE RISK

10
FLOOD

56
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
Jul 15, 2004	Quitclaim	Quit Claim Transfer			\$238K
Feb 11, 2003	Resale	Grant Deed	\$235,000	\$132	\$200K
Sep 15, 1995	Quitclaim	Quit Claim Transfer			
Sep 25, 1990	Resale	Grant Deed	\$163,000	\$91	\$130K

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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