

Single Family Residence **RESIDENTIAL**

1920 ROCKYPOINT WAY

RIVERBANK, CA 95367

\$542,283 TopHap Estimate · \$310 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,752 ft²

LIVING AREA

0.17 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$542K

\$513K low

\$572K high

Last Sale

\$540,000 · Feb 9, 2026

Est. Owner Equity

\$56,283

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$2,906 (2025)
Assessed Value	\$230,501
Previous Assessed	\$225,982

PROPERTY FACTS

Property Type	Single Family Residence
County	STANISLAUS
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Patio · 140 ft²

CLIMATE RISK

35
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
Feb 2, 2026	Resale	Grant Deed	\$540,000	\$308	\$486K
May 20, 2022	Financing	Intrafamily Transfer			
May 20, 2022	Financing	Affidavit Of Death Of Joint Tenant			
Feb 14, 2003	Resale	Grant Deed	\$265,000	\$151	\$165K
Jan 8, 2001	Quitclaim	Quit Claim Transfer			
Apr 6, 2000	Resale	Grant Deed	\$189,000	\$108	\$151K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	1.1 mi
Fred C. Beyer High School	High	9–12	2.8 mi

Elizabeth Middle School	Middle	6–8	3.5 mi
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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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