

Single Family Residence **RESIDENTIAL**

2621 ROSS AVE

RIVERBANK, CA 95367

\$308,364 TopHap Estimate · \$272 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,134 ft²

LIVING AREA

0.18 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$308K

\$292K low

\$324K high

Last Sale

\$77,000 · Feb 23, 2012

Est. Owner Equity

\$233,316

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$1,497 (2025)
Assessed Value	\$96,701
Previous Assessed	\$96,701

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.18
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Evaporative
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Patio · 384 ft²

CLIMATE RISK

10
FLOOD

59
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 10, 2011	Resale	Grant Deed	\$77,000	\$68	\$75K
Aug 22, 2011	Foreclosure sale	Trustees Deed	\$191,490	\$169	
Jan 28, 2005	Quitclaim	Quit Claim Transfer			\$180K
Apr 4, 2003	Financing	Grant Deed			\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cardozo Middle School	Middle	6–8	1.0 mi
Riverbank High School	High	9–12	1.5 mi
Mesa Verde Elementary School	Elementary	KG–5	2.3 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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