

Residential Income (General/Multi-Family)

RESIDENTIAL

2643 ROSS AVE
RIVERBANK, CA 95367



2

BEDS

1

BATHS

1,720 ft²

LIVING AREA

0.14 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$115,000 · Jan 11, 2010

TAX & ASSESSMENT

Property Tax	\$2,115 (2025)
Assessed Value	\$148,428
Previous Assessed	\$148,428

PROPERTY FACTS

Property Type	Residential Income (General/Multi-Family)
County	Stanislaus
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Pool	No

CLIMATE RISK

10 FLOOD	59 WILDFIRE	50 HEAT	14 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 7, 2010	Resale	Grant Deed	\$115,000	\$67	
Jan 7, 2010	Recorded document	Grant Deed			
Nov 7, 2003	Resale	Grant Deed	\$225,000	\$131	\$180K
Sep 27, 2002	Financing	Grant Deed			\$161K
Apr 30, 2002	Resale	Grant Deed	\$140,000	\$81	\$140K
Oct 17, 2001	Quitclaim	Quit Claim Transfer			

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

| OWNERSHIP

Occupancy	Absentee owner
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