

Single Family Residence **RESIDENTIAL**

6207 EAGLE RIDGE DR

RIVERBANK, CA 95367

\$548,407 TopHap Estimate · \$245 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,236 ft²

LIVING AREA

0.16 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$548K

\$515K low

\$581K high

Last Sale

\$237,000 · May 3, 2002

Est. Owner Equity

\$0

Loan-to-Value

141%

TAX & ASSESSMENT

Property Tax	\$4,133 (2025)
Assessed Value	\$350,096
Previous Assessed	\$350,096

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 189 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
May 3, 2002	Recorded document	Grant Deed			
May 3, 2002	Resale	Grant Deed	\$237,000	\$106	\$76K
Sep 29, 1995	Resale	Grant Deed	\$183,000	\$82	\$130K
Mar 25, 1992	Resale	Grant Deed	\$183,000	\$82	\$183K

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