

Single Family Residence **RESIDENTIAL**

2830 ROSS AVE

RIVERBANK, CA 95367

\$453,257 TopHap Estimate · \$294 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,542 ft²

LIVING AREA

0.15 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$453K

\$426K low

\$480K high

Last Sale

\$170,000 · Mar 22, 2002

Est. Owner Equity

\$337,819

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$3,343 (2025)
Assessed Value	\$251,119
Previous Assessed	\$251,119

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 52 ft²

CLIMATE RISK

10 FLOOD	48 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
Mar 22, 2002	Resale	Grant Deed	\$170,000	\$110	\$136K
Oct 18, 1991	Resale	Grant Deed	\$110,000	\$71	\$93K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cardozo Middle School	Middle	6–8	0.8 mi
Riverbank High School	High	9–12	1.3 mi
Mesa Verde Elementary School	Elementary	KG–5	2.1 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.