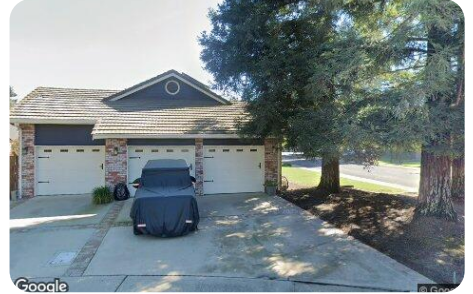
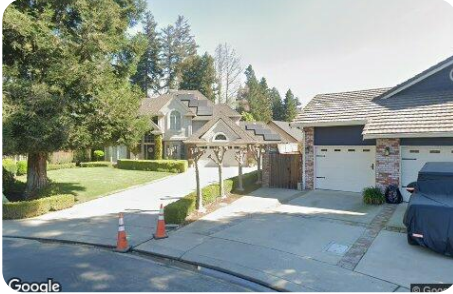


Single Family Residence **RESIDENTIAL**

2025 RIVER HEIGHTS DR

RIVERBANK, CA 95367

\$759,384 TopHap Estimate · \$287 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,644 ft²

LIVING AREA

0.31 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$759K

\$694K low

\$825K high

Last Sale

\$449,000 · Nov 13, 2001

Est. Owner Equity

\$0

Loan-to-Value

131%

TAX & ASSESSMENT

Property Tax	\$7,002 (2025)
Assessed Value	\$609,729
Previous Assessed	\$609,729

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.31
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 246 ft²

CLIMATE RISK

10
FLOOD

77
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
Sep 21, 2019	Financing	Re-Recorded Document			\$200K
Feb 20, 2019	Quitclaim	Quit Claim Transfer			
Nov 13, 2001	Resale	Grant Deed	\$449,000	\$170	\$359K
Jun 1, 1992	Resale	Grant Deed	\$315,000	\$119	\$252K
Jan 28, 1991	Quitclaim	Quit Claim Transfer			\$187K
Jan 29, 1990	Resale	Grant Deed	\$33,000	\$12	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	1.4 mi
Fred C. Beyer High School	High	9–12	3.4 mi
Elizabeth Middle School	Middle	6–8	3.9 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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