

Single Family Residence **RESIDENTIAL**

6013 BESSAC DR

RIVERBANK, CA 95367

\$515,502 TopHap Estimate · \$291 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,773 ft²

LIVING AREA

0.13 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$516K

\$495K low

\$536K high

Last Sale

\$350,000 · Dec 13, 2019

Est. Owner Equity

\$515,502

TAX & ASSESSMENT

Property Tax	\$4,659 (2025)
Assessed Value	\$328,731
Previous Assessed	\$328,731

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

10 FLOOD	47 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
Feb 10, 2020	Quitclaim	Quit Claim Transfer			
Dec 11, 2019	Resale	Grant Deed	\$350,000	\$197	
Sep 2, 2015	Quitclaim	Quit Claim Transfer			
Sep 2, 2015	Resale	Grant Deed	\$278,000	\$157	\$273K
Sep 5, 2001	Resale	Grant Deed	\$185,000	\$104	\$189K
Feb 21, 2001	Resale	Grant Deed	\$352,000	\$199	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	0.5 mi
James C. Enochs High School	High	9–12	2.7 mi
Elizabeth Middle School	Middle	6–8	3.1 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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