

Single Family Residence **RESIDENTIAL**

6021 BESSAC DR

RIVERBANK, CA 95367

\$433,709 TopHap Estimate · \$277 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,566 ft²

LIVING AREA

0.13 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$434K

\$416K low

\$451K high

Last Sale

\$139,500 · Jun 28, 2012

Est. Owner Equity

\$264,709

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$2,825 (2025)
Assessed Value	\$174,832
Previous Assessed	\$174,832

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
Mar 11, 2021	Financing	Intrafamily Transfer			\$169K
Jun 21, 2012	Resale	Grant Deed	\$139,500	\$89	\$142K
Jun 21, 2012	Recorded document	Grant Deed			
Jul 27, 2001	Resale	Grant Deed	\$169,000	\$108	\$157K
Feb 21, 2001	Resale	Grant Deed	\$352,000	\$225	

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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