

Single Family Residence **RESIDENTIAL**

2931 ROSS AVE

RIVERBANK, CA 95367

\$440,756 TopHap Estimate · \$273 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,614 ft²

LIVING AREA

0.15 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$441K

\$404K low

\$477K high

Est. Owner Equity

\$353,756

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$2,346 (2025)
Assessed Value	\$174,740
Previous Assessed	\$174,740

PROPERTY FACTS

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

Patio · 198 ft²

CLIMATE RISK

10
FLOOD

47
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
Jun 20, 2003	Financing	Grant Deed			\$87K
Jun 15, 2001	Recorded document	Grant Deed			
Jun 15, 2001	Resale	Grant Deed	\$115,000	\$71	\$85K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cardozo Middle School	Middle	6–8	0.6 mi
Riverbank High School	High	9–12	1.1 mi
Mesa Verde Elementary School	Elementary	KG–5	2.0 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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