

Single Family Residence **RESIDENTIAL**

2854 ROSS AVE

RIVERBANK, CA 95367

\$344,064 TopHap Estimate · \$389 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

884 ft²

LIVING AREA

0.15 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$344K

\$328K low

\$360K high

Last Sale

\$320,000 · Dec 28, 2021

Est. Owner Equity

\$20,832

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$4,451 (2025)
Assessed Value	\$343,830
Previous Assessed	\$337,089

PROPERTY FACTS

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

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
Feb 9, 2022	Financing	Intrafamily Transfer			
Dec 16, 2021	Financing	Intrafamily Transfer			
Dec 22, 2021	Financing	Intrafamily Transfer			\$323K
Dec 16, 2021	Resale	Grant Deed	\$320,000	\$362	
Feb 3, 2015	Quitclaim	Quit Claim Transfer			
Jun 3, 2014	Quitclaim	Quit Claim Transfer			
Jul 18, 2011	Recorded document	Grant Deed			
Jul 20, 2009	Resale	Grant Deed	\$60,000	\$68	
May 12, 2009	Non-arms-length	Trustees Deed	\$75,016	\$85	
Oct 5, 2005	Resale	Grant Deed	\$265,000	\$300	\$212K
Apr 22, 2004	Resale	Grant Deed	\$150,000	\$170	
Apr 22, 2004	Quitclaim	Quit Claim Transfer			
Sep 11, 2001	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cardozo Middle School	Middle	6–8	0.7 mi
Riverbank High School	High	9–12	1.2 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------