

Single Family Residence **RESIDENTIAL**

2660 ROSS AVE

RIVERBANK, CA 95367

\$413,572 TopHap Estimate · \$239 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,729 ft²

LIVING AREA

0.15 ac

LOT SIZE

1966

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$414K

\$367K low

\$460K high

Last Sale

\$400,000 · Feb 20, 2025

Est. Owner Equity

\$38,572

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$2,194 (2025)
Assessed Value	\$154,984
Previous Assessed	\$154,984

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 72 ft²

CLIMATE RISK

10
FLOOD

54
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 18, 2025	Resale	Grant Deed	\$400,000	\$231	\$375K
Feb 24, 2009	Resale	Grant Deed	\$115,000	\$67	
Nov 25, 2008	Non-arms-length	Trustees Deed	\$226,000	\$131	
Aug 22, 2005	Resale	Grant Deed	\$343,090	\$198	\$306K
Sep 27, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cardozo Middle School	Middle	6–8	0.9 mi
Riverbank High School	High	9–12	1.5 mi
Mesa Verde Elementary School	Elementary	KG–5	2.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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