

Single Family Residence **RESIDENTIAL**

1937 ROCKYPOINT WAY

RIVERBANK, CA 95367

\$428,048 TopHap Estimate · \$297 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,440 ft²

LIVING AREA

0.15 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$428K

\$392K low

\$464K high

Last Sale

\$125,000 · Nov 12, 1999

Est. Owner Equity

\$0

Loan-to-Value

118%

TAX & ASSESSMENT

Property Tax	\$2,607 (2025)
Assessed Value	\$203,396
Previous Assessed	\$203,396

PROPERTY FACTS

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

CLIMATE RISK

35
FLOOD

74
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
Jul 6, 2022	Financing	Intrafamily Transfer			
Nov 12, 1999	Resale	Grant Deed	\$125,000	\$87	\$124K
Sep 26, 1996	Financing	Grant Deed			\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	1.1 mi
Fred C. Beyer High School	High	9–12	2.9 mi
Elizabeth Middle School	Middle	6–8	3.5 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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