

Single Family Residence **RESIDENTIAL**

# 2104 PARK RIDGE DR

RIVERBANK, CA 95367

**\$704,989** TopHap Estimate · \$291 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,426 ft<sup>2</sup>**

LIVING AREA

**0.65 ac**

LOT SIZE

**1958**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$705K**

\$675K low

\$735K high

Last Sale

**\$457,000 · Jun 28, 2018**

Est. Owner Equity

**\$272,989**

Loan-to-Value

**56%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,088 (2025) |
| Assessed Value    | \$519,983      |
| Previous Assessed | \$519,983      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Stanislaus              |
| Lot (acres)   | 0.65                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 35<br>FLOOD | 77<br>WILDFIRE | 50<br>HEAT | 14<br>STORM | 98<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jun 25, 2018 | Resale    | Grant Deed          | \$457,000 | \$188  | \$434K |
| Apr 14, 2015 | Quitclaim | Quit Claim Transfer |           |        |        |
| Sep 27, 2006 | Quitclaim | Quit Claim Transfer |           |        |        |
| Jul 31, 2000 | Resale    | Grant Deed          | \$315,500 | \$130  | \$180K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Crossroads Elementary School | Elementary | KG–5   | 1.3 mi   |
| Fred C. Beyer High School    | High       | 9–12   | 3.4 mi   |
| Elizabeth Middle School      | Middle     | 6–8    | 3.9 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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>73</div> <div>CRIME INDEX</div> | <div>84</div> <div>AIR POLLUTION</div> | <div>21,399</div> <div>POPULATION</div> | <div>\$85K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|