

Single Family Residence **RESIDENTIAL**

2954 ROSS AVE

RIVERBANK, CA 95367

\$373,762 TopHap Estimate · \$410 / ft² · confidence 88 · as of Jul 14, 2026



2

BEDS

1

BATHS

912 ft²

LIVING AREA

0.15 ac

LOT SIZE

1943

YEAR BUILT

1

STORIES

VALUATION

\$374K

\$327K low

\$420K high

Last Sale

\$360,000 · Dec 2, 2024

Est. Owner Equity

\$20,283

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$4,644 (2025)
Assessed Value	\$360,000
Previous Assessed	\$360,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	None
Pool	No

CLIMATE RISK

10 FLOOD	46 WILDFIRE	50 HEAT	14 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 22, 2024	Resale	Grant Deed	\$360,000	\$395	\$353K
Oct 14, 2016	Resale	Grant Deed	\$173,500	\$190	\$175K
Aug 6, 2015	Quitclaim	Quit Claim Transfer			
Apr 9, 2015	Recorded document	Grant Deed			
Jan 13, 2013	Quitclaim	Quit Claim Transfer			
Sep 9, 2011	Quitclaim	Quit Claim Transfer			
Dec 5, 2005	Recorded document	Grant Deed			
Feb 9, 2000	Quitclaim	Quit Claim Transfer			\$37K

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	1.9 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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