

Single Family Residence **RESIDENTIAL**

# 3524 RIVERSIDE DR

RIVERBANK, CA 95367

**\$490,542** TopHap Estimate · \$239 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,052 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**1950**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$491K**

\$435K low

\$546K high

Last Sale

**\$475,000 · Jun 27, 2025**

Est. Owner Equity

**\$39,292**

Loan-to-Value

**92%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,072 (2025) |
| Assessed Value    | \$319,156      |
| Previous Assessed | \$319,156      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Stanislaus              |
| Lot (acres)   | 0.25                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 253 ft²

## CLIMATE RISK

**98**  
FLOOD

**72**  
WILDFIRE

**50**  
HEAT

**14**  
STORM

**98**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------|-----------|--------|--------|
| Jun 20, 2025 | Resale          | Grant Deed    | \$475,000 | \$231  | \$451K |
| Mar 20, 2017 | Resale          | Grant Deed    | \$275,000 | \$134  | \$284K |
| Aug 31, 2015 | Non-arms-length | Trustees Deed | \$165,000 | \$80   |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Cardozo Middle School        | Middle     | 6–8    | 0.1 mi   |
| Riverbank High School        | High       | 9–12   | 0.8 mi   |
| Mesa Verde Elementary School | Elementary | KG–5   | 1.4 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

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

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

## OWNERSHIP

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