

Single Family Residence **RESIDENTIAL**

1932 ROCKYPOINT WAY

RIVERBANK, CA 95367

\$479,039 TopHap Estimate · \$380 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,260 ft²

LIVING AREA

0.13 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$479K

\$441K low

\$517K high

Last Sale

\$470,000 · Dec 11, 2024

Est. Owner Equity

\$103,039

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$5,630 (2025)
Assessed Value	\$470,000
Previous Assessed	\$470,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.13
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
Dec 4, 2024	Resale	Grant Deed	\$470,000	\$373	\$376K
Aug 13, 2020	Quitclaim	Quit Claim Transfer			
Jan 5, 2019	Resale	Grant Deed	\$340,000	\$270	\$200K
Jan 24, 2012	Quitclaim	Quit Claim Transfer			
Apr 17, 2006	Financing	Intrafamily Transfer			\$302K
Jul 21, 2004	Quitclaim	Quit Claim Transfer			
Mar 30, 2001	Financing	Grant Deed			\$124K
Jun 29, 1998	Quitclaim	Quit Claim Transfer			\$115K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	1.1 mi
Fred C. Beyer High School	High	9–12	2.8 mi

Elizabeth Middle School	Middle	6–8	3.5 mi
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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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