

Single Family Residence **RESIDENTIAL**

1938 ROCKYPOINT WAY

RIVERBANK, CA 95367

\$467,118 TopHap Estimate · \$325 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,439 ft²

LIVING AREA

0.17 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$467K

\$433K low

\$502K high

Est. Owner Equity

\$0

Loan-to-Value

113%

TAX & ASSESSMENT

Property Tax	\$2,801 (2025)
Assessed Value	\$220,927
Previous Assessed	\$220,927

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 40 ft²

CLIMATE RISK

35
FLOOD

74
WILDFIRE

50
HEAT

14
STORM

98
DROUGHT

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

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

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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