

Single Family Residence **RESIDENTIAL**

1914 ROCKYPOINT WAY

RIVERBANK, CA 95367

\$486,582 TopHap Estimate · \$323 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,506 ft²

LIVING AREA

0.15 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$487K

\$476K low

\$497K high

Last Sale

\$195,000 · Jan 22, 2016

Est. Owner Equity

\$486,582

TAX & ASSESSMENT

Property Tax	\$3,656 (2025)
Assessed Value	\$298,308
Previous Assessed	\$298,308

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

35 FLOOD	75 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
Mar 7, 2016	Resale	Grant Deed	\$255,000	\$169	
Jan 13, 2016	Resale	Grant Deed	\$195,000	\$129	\$120K
Jun 27, 2014	Recorded document	Affidavit Of Death			
May 18, 2006	Financing	Intrafamily Transfer			\$239K
Mar 9, 2004	Quitclaim	Quit Claim Transfer			
Mar 9, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	1.2 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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