

Single Family Residence **RESIDENTIAL**

# 1908 ROCKYPOINT WAY

RIVERBANK, CA 95367

**\$518,346** TopHap Estimate · \$273 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**1,901 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1996**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$518K**

\$488K low

\$549K high

Last Sale

**\$149,000 · Dec 31, 1996**

Est. Owner Equity

**\$404,139**

Loan-to-Value

**23%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,041 (2025) |
| Assessed Value    | \$242,656      |
| Previous Assessed | \$242,656      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Stanislaus              |
| Lot (acres)   | 0.13                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 140 ft<sup>2</sup>

## CLIMATE RISK

**35**  
FLOOD

**75**  
WILDFIRE

**50**  
HEAT

**14**  
STORM

**98**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jan 23, 2017 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Dec 31, 1996 | Resale    | Grant Deed          | \$149,000 | \$78               | \$119K |
| Sep 26, 1996 | Financing | Grant Deed          |           |                    | \$72K  |

## 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

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

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

OWNERSHIP

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