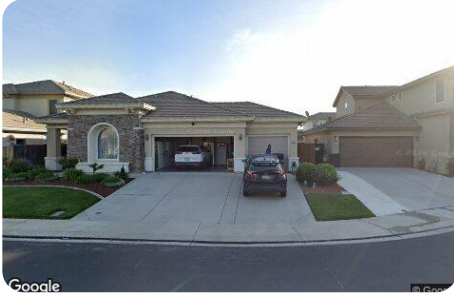


Single Family Residence **RESIDENTIAL**

5022 WINDING RIVER CT

RIVERBANK, CA 95367

\$575,639 TopHap Estimate · \$297 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,937 ft²

LIVING AREA

0.15 ac

LOT SIZE

2005

YEAR BUILT

3

PARKING

VALUATION

\$576K

\$555K low

\$596K high

Last Sale

\$545,000 · Jun 7, 2023

Est. Owner Equity

\$49,083

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$7,180 (2025)
Assessed Value	\$567,018
Previous Assessed	\$567,018

PROPERTY FACTS

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

CLIMATE RISK

10
FLOOD

74
WILDFIRE

49
HEAT

13
STORM

98
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 30, 2023	Resale	Grant Deed	\$545,000	\$281	\$527K
May 31, 2023	Financing	Intrafamily Transfer			
Oct 3, 2005	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	0.7 mi
James C. Enochs High School	High	9–12	1.6 mi
Elizabeth Middle School	Middle	6–8	2.0 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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