

Single Family Residence **RESIDENTIAL**

6225 EAGLE RIDGE DR

RIVERBANK, CA 95367

\$531,297 TopHap Estimate · \$243 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,184 ft²

LIVING AREA

0.16 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$531K

\$498K low

\$565K high

Est. Owner Equity

\$406,706

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$3,703 (2025)
Assessed Value	\$311,205
Previous Assessed	\$311,205

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 187 ft²

CLIMATE RISK

10
FLOOD

54
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
Aug 28, 2019	Recorded document	Affidavit Of Death			
Apr 9, 2002	Quitclaim	Quit Claim Transfer			
May 14, 1992	Resale	Grant Deed	\$176,500	\$81	\$126K
Dec 3, 1991	Quitclaim	Quit Claim Transfer			\$1.3M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	0.7 mi
James C. Enochs High School	High	9–12	2.9 mi
Elizabeth Middle School	Middle	6–8	3.3 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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