

Single Family Residence **RESIDENTIAL**

6219 EAGLE RIDGE DR

RIVERBANK, CA 95367

\$575,578 TopHap Estimate · \$257 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,236 ft²

LIVING AREA

0.16 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$576K

\$517K low

\$634K high

Last Sale

\$560,000 · May 16, 2025

Est. Owner Equity

\$127,578

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$4,010 (2025)
Assessed Value	\$338,959
Previous Assessed	\$338,959

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Patio · 189 ft²

CLIMATE RISK

10
FLOOD

51
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
May 15, 2025	Resale	Grant Deed	\$560,000	\$250	\$448K
Feb 7, 2007	Financing	Intrafamily Transfer			\$296K
Dec 23, 2005	Financing	Intrafamily Transfer			\$280K
Nov 27, 1991	Resale	Grant Deed	\$180,000	\$81	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	0.6 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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