

Single Family Residence **RESIDENTIAL**

6206 EAGLE RIDGE DR

RIVERBANK, CA 95367

\$544,606 TopHap Estimate · \$244 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,236 ft²

LIVING AREA

0.14 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$545K

\$528K low

\$562K high

Last Sale

\$359,000 · Dec 14, 2018

Est. Owner Equity

\$109,116

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$4,767 (2025)
Assessed Value	\$400,467
Previous Assessed	\$400,467

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 189 ft²

CLIMATE RISK

10
FLOOD

49
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
Jul 29, 2024	Financing	Intrafamily Transfer			\$381K
Nov 26, 2018	Resale	Grant Deed	\$359,000	\$161	\$287K
May 24, 2017	Resale	Grant Deed	\$270,000	\$121	\$216K
Jun 19, 1996	Resale	Grant Deed	\$142,000	\$64	\$139K
Mar 14, 1996	Non-arms-length	Trustees Deed	\$160,000	\$72	
Jun 1, 1990	Resale	Grant Deed	\$203,500	\$91	\$163K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	0.6 mi
James C. Enochs High School	High	9–12	2.8 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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