

Single Family Residence

RESIDENTIAL

5013 WINDING RIVER CT

RIVERBANK, CA 95367

\$611,863 TopHap Estimate · \$272 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,246 ft²

LIVING AREA

0.12 ac

LOT SIZE

2005

YEAR BUILT

2

PARKING

VALUATION

\$612K

\$593K low

\$631K high

Est. Owner Equity

\$402,863

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$7,495 (2025)
Assessed Value	\$587,144
Previous Assessed	\$587,144

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.12
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10 FLOOD	74 WILDFIRE	49 HEAT	13 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 19, 2005	Financing	Grant Deed			\$230K
Oct 19, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	0.8 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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