

Single Family Residence **RESIDENTIAL**

6213 EAGLE RIDGE DR

RIVERBANK, CA 95367

\$547,897 TopHap Estimate · \$245 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,236 ft²

LIVING AREA

0.16 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$548K

\$525K low

\$570K high

Last Sale

\$262,500 · Aug 29, 2014

Est. Owner Equity

\$257,897

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$3,826 (2025)
Assessed Value	\$315,356
Previous Assessed	\$315,356

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 · 189 ft²

CLIMATE RISK

10 FLOOD	51 WILDFIRE	50 HEAT	14 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
Sep 30, 2016	Financing	Intrafamily Transfer			\$266K
Aug 21, 2014	Resale	Grant Deed	\$262,500	\$117	\$268K
Jun 2, 2010	Resale	Grant Deed	\$199,000	\$89	\$195K
Dec 8, 2009	Foreclosure sale	Trustees Deed	\$149,000	\$67	
Mar 15, 2006	Quitclaim	Quit Claim Transfer			
Jan 17, 2006	Resale	Grant Deed	\$455,000	\$203	
Mar 1, 2001	Resale	Grant Deed	\$233,000	\$104	\$186K
Jun 2, 1999	Quitclaim	Quit Claim Transfer			\$148K
Dec 17, 1991	Resale	Grant Deed	\$189,000	\$85	\$169K

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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