

Single Family Residence **RESIDENTIAL**

1931 ROCKYPOINT WAY

RIVERBANK, CA 95367

\$541,842 TopHap Estimate · \$286 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,895 ft²

LIVING AREA

0.13 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$542K

\$518K low

\$565K high

Last Sale

\$410,000 · May 24, 2019

Est. Owner Equity

\$316,342

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$3,307 (2025)
Assessed Value	\$435,048
Previous Assessed	\$426,519

PROPERTY FACTS

Property Type	Single Family Residence
County	STANISLAUS
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

CLIMATE RISK

35
FLOOD

74
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
Mar 9, 2026	Financing	Intrafamily Transfer			
May 22, 2019	Resale	Grant Deed	\$410,000	\$216	\$225K
Mar 29, 2006	Resale	Grant Deed	\$462,000	\$244	\$370K
Nov 9, 2001	Financing	Grant Deed			\$161K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	1.1 mi
Fred C. Beyer High School	High	9–12	2.9 mi
Elizabeth Middle School	Middle	6–8	3.5 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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