

Single Family Residence **RESIDENTIAL**

2891 WASHINGTON ST

RIVERSIDE, CA 92504

\$582,791 TopHap Estimate · \$452 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,288 ft²

LIVING AREA

0.16 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$583K

\$496K low

\$670K high

Last Sale

\$175,000 · Mar 18, 2009

Est. Owner Equity

\$422,922

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$2,567 (2025)
Assessed Value	\$229,843
Previous Assessed	\$225,337
Assessor Market Value	\$361,350

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	RIVERSIDE
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 4, 2009	Resale	Corporation Deed	\$175,000	\$136	\$172K
Sep 23, 2008	Resale	Grant Deed	\$112,500	\$87	
Apr 14, 2008	Foreclosure sale	Trustees Deed	\$205,000	\$159	
Aug 7, 2006	Resale	Grant Deed	\$383,000	\$297	\$326K
Mar 14, 2005	Financing	Grant Deed			\$255K
Aug 16, 2004	Quitclaim	Quit Claim Transfer			\$21K
Sep 8, 2003	Financing	Grant Deed			\$168K
Jun 5, 2002	Financing	Grant Deed			\$141K
Feb 24, 1995	Resale	Grant Deed	\$83,590	\$65	\$82K
Aug 17, 1994	Non-arms-length	Trustees Deed	\$139,751	\$109	
Feb 23, 1993	Resale	Grant Deed	\$128,000	\$99	\$128K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Washington Elementary School	Elementary	KG–6	0.5 mi
Matthew Gage Middle School	Middle	7–8	0.8 mi
Arlington High School	High	9–12	2.5 mi

District: Riverside Unified 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 92504

90 CRIME INDEX	105 AIR POLLUTION	56,759 POPULATION	\$80K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------