

Single Family Residence **RESIDENTIAL**

2050 RINCON AVE

RIVERSIDE, CA 92506

\$753,844 TopHap Estimate · \$443 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.3

BATHS

1,700 ft²

LIVING AREA

0.29 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$754K

\$723K low

\$785K high

Last Sale

\$525,000 · Jul 31, 2020

Est. Owner Equity

\$453,844

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$6,372 (2025)
Assessed Value	\$579,640
Previous Assessed	\$568,275
Assessor Market Value	\$548,280

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.29
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 4, 2025	Financing	Intrafamily Transfer			
Jun 2, 2020	Resale	Grant Deed	\$525,000	\$309	\$300K
Jun 7, 1996	Resale	Grant Deed	\$160,000	\$94	\$144K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Louisa May Alcott Elementary School	Elementary	KG–6	0.5 mi
Poly High School	High	9–12	0.9 mi
Matthew Gage Middle School	Middle	7–8	1.8 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 92506

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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