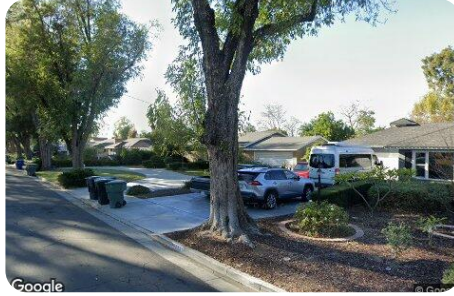


Single Family Residence **RESIDENTIAL**

7405 WESTWOOD DR

RIVERSIDE, CA 92504

\$768,661 TopHap Estimate · \$372 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

1.8

BATHS

2,065 ft²

LIVING AREA

0.3 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$769K

\$746K low

\$791K high

Last Sale

\$650,000 · Jan 14, 2022

Est. Owner Equity

\$248,661

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$7,721 (2025)
Assessed Value	\$703,579
Previous Assessed	\$689,784
Assessor Market Value	\$572,760

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.30
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
Nov 18, 2021	Resale	Grant Deed	\$650,000	\$315	\$455K
Nov 17, 2021	Financing	Intrafamily Transfer			
Sep 21, 2021	Financing	Intrafamily Transfer			\$480K
Sep 21, 2021	Financing	Intrafamily Transfer			
Feb 22, 2016	Quitclaim	Quit Claim Transfer			
Aug 15, 1994	Non-arms-length	Grant Deed	\$30,090	\$15	
Sep 1, 1990	Resale	Grant Deed	\$158,000	\$77	\$126K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ramona High School	High	9–12	0.4 mi
Sierra Middle School	Middle	7–8	0.5 mi
Thomas Jefferson Elementary School	Elementary	KG–6	0.8 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 92504

90 CRIME INDEX	105 AIR POLLUTION	56,759 POPULATION	\$80K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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