

Single Family Residence **RESIDENTIAL**

7975 LOS ARBOLES PL

RIVERSIDE, CA 92504

\$694,857 TopHap Estimate · \$376 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2.3

BATHS

1,850 ft²

LIVING AREA

0.18 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$695K

\$629K low

\$761K high

Last Sale

\$115,500 · Jan 22, 1999

Est. Owner Equity

\$359,926

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$1,906 (2025)
Assessed Value	\$176,217
Previous Assessed	\$172,762
Assessor Market Value	\$479,160

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	RIVERSIDE
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 9, 2016	Financing	Intrafamily Transfer			\$150K
May 13, 2013	Quitclaim	Quit Claim Transfer			
Jan 22, 1999	Resale	Grant Deed	\$115,500	\$62	\$114K
Sep 14, 1998	Non-arms-length	Grant Deed	\$67,177	\$36	
Aug 4, 1998	Non-arms-length	Trustees Deed	\$134,354	\$73	
Mar 29, 1994	Resale	Trustees Deed	\$128,000	\$69	\$128K
Mar 29, 1994	Quitclaim	Quit Claim Transfer			
Dec 20, 1991	Resale	Grant Deed	\$82,500	\$45	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ramona High School	High	9–12	0.4 mi
Madison Elementary School	Elementary	KG–6	0.7 mi

Chemawa Middle School	Middle	7–8	1.1 mi
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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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