

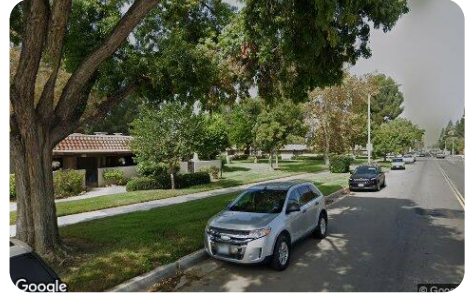
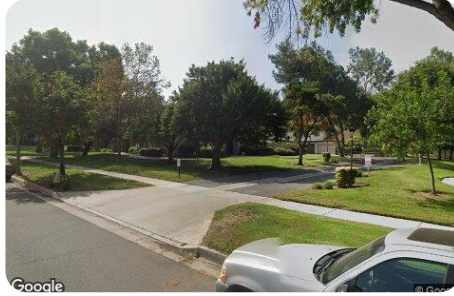
Condominium

RESIDENTIAL

2852 MONROE ST

RIVERSIDE, CA 92504

\$382,502 TopHap Estimate · \$298 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,284 ft²

LIVING AREA

2,178 ft²

LOT SIZE

1974

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$383K

\$371K low

\$394K high

Last Sale

\$82,000 · Mar 19, 1999

Est. Owner Equity

\$328,441

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$1,392 (2025)
Assessed Value	\$131,086
Previous Assessed	\$128,517
Assessor Market Value	\$275,580

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	RIVERSIDE
Lot (acres)	0.50
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 19, 1999	Resale	Grant Deed	\$82,000	\$64	\$66K
Nov 12, 1998	Non-arms-length	Trustees Deed	\$71,401	\$56	
Mar 4, 1992	Resale	Grant Deed	\$108,000	\$84	\$108K
Apr 1, 1989	Resale	Grant Deed	\$28,000	\$22	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlington High School	High	9–12	0.5 mi
Hawthorne Elementary School	Elementary	KG–6	0.8 mi
Chemawa Middle School	Middle	7–8	1.0 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
-----------	-----------------------