

Condominium

RESIDENTIAL

2756 MONROE ST

RIVERSIDE, CA 92504

\$426,071 TopHap Estimate · \$327 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,302 ft²

LIVING AREA

1,307 ft²

LOT SIZE

1974

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$426K

\$409K low

\$443K high

Last Sale

\$59,000 · Jun 25, 1998

Est. Owner Equity

\$351,071

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$1,703 (2025)
Assessed Value	\$159,612
Previous Assessed	\$156,483
Assessor Market Value	\$275,490

PROPERTY FACTS

Property Type	Condominium
Style	Bungalow
County	RIVERSIDE
Lot (acres)	0.30
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	Pool W/Hot Tub/Spa

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 2, 2023	Financing	Intrafamily Transfer			
Oct 27, 2000	Quitclaim	Quit Claim Transfer			
Sep 27, 1999	Quitclaim	Quit Claim Transfer			
Jun 25, 1998	Resale	Grant Deed	\$59,000	\$45	\$51K
Jul 10, 1997	Non-arms-length	Grant Deed	\$38,895	\$30	
Jan 8, 1997	Non-arms-length	Trustees Deed	\$77,794	\$60	
Aug 9, 1996	Recorded document	Grant Deed			
Oct 13, 1993	Resale	Grant Deed	\$35,000	\$27	
Feb 24, 1992	Non-arms-length	Grant Deed	\$40,500	\$31	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlington High School	High	9–12	0.5 mi
Hawthorne Elementary School	Elementary	KG–6	0.9 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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