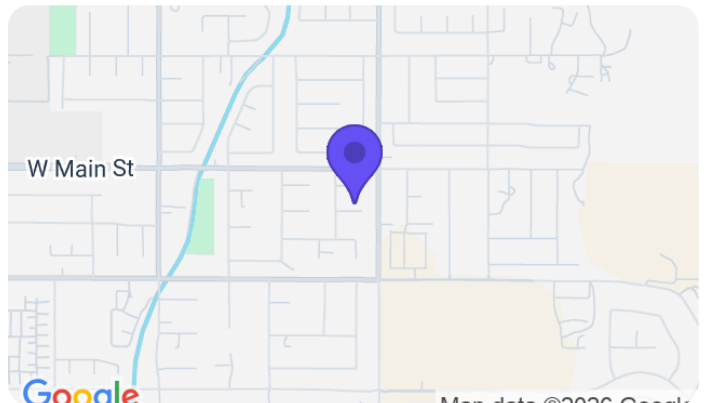
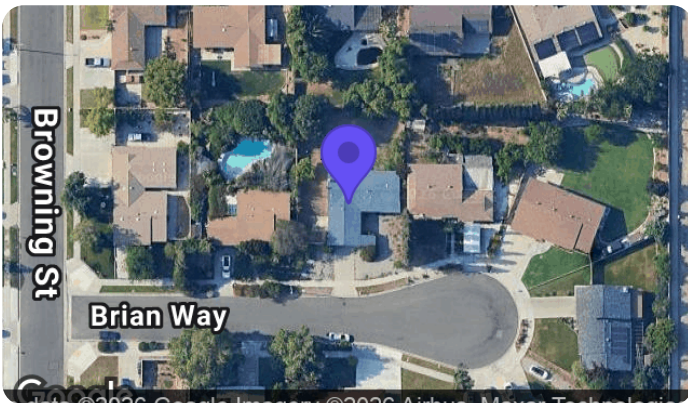


Single Family Residence **RESIDENTIAL**

125 BRIAN WAY

RIVERSIDE, CA 92507

\$625,576 TopHap Estimate · \$469 / ft² · confidence 83 · as of Jul 14, 2026



4
BEDS

1.8
BATHS

1,334 ft²
LIVING AREA

0.22 ac
LOT SIZE

1977
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$626K

\$520K low

\$731K high

Last Sale

\$307,500 · Dec 17, 2025

Est. Owner Equity

\$62,390

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$2,647 (2025)
Assessed Value	\$615,000
Previous Assessed	\$232,644
Assessor Market Value	\$398,160

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	RIVERSIDE
Lot (acres)	0.22
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

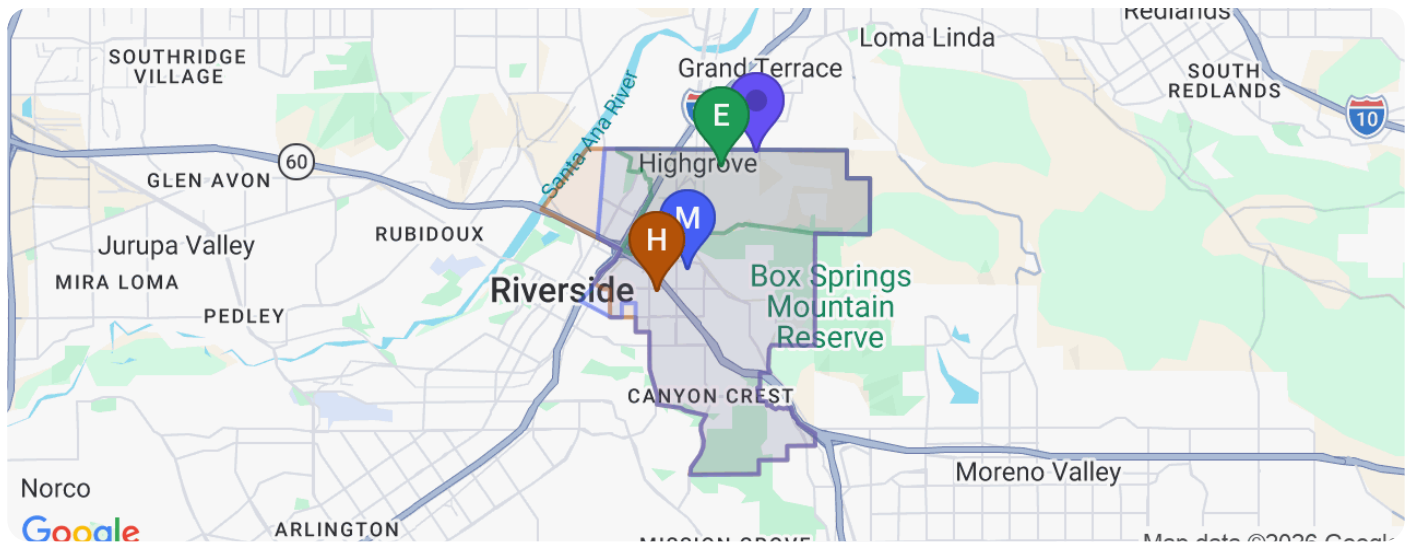
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 25, 2025	Resale	Grant Deed	\$615,000	\$461	\$563K
Aug 21, 2024	Quitclaim	Quit Claim Transfer			
Aug 21, 2024	Financing	Affidavit Of Death Of Joint Tenant			
Mar 11, 2021	Quitclaim	Quit Claim Transfer			
Apr 1, 1989	Non-arms-length	Grant Deed	\$36,500	\$27	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highgrove Elementary School	Elementary	KG–6	0.7 mi
University Heights Middle School	Middle	7–8	2.4 mi
John W. North High School	High	9–12	3.1 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 92507

112 CRIME INDEX	105 AIR POLLUTION	64,491 POPULATION	\$66K MEDIAN IN-COME	63°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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