

Single Family Residence

RESIDENTIAL

2245 NORTHBEND ST

RIVERSIDE, CA 92501

\$352,649 TopHap Estimate · \$522 / ft² · confidence 88 · as of Jul 14, 2026



2

BEDS

1

BATHS

676 ft²

LIVING AREA

0.23 ac

LOT SIZE

1916

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$353K

\$311K low

\$394K high

Last Sale

\$79,000 · Oct 31, 2008

Est. Owner Equity

\$102,649

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$1,195 (2025)
Assessed Value	\$103,747
Previous Assessed	\$101,713
Assessor Market Value	\$226,350

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	RIVERSIDE
Lot (acres)	0.23
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 9, 2019	Quitclaim	Quit Claim Transfer			
Oct 28, 2009	Quitclaim	Quit Claim Transfer			\$67K
Oct 13, 2008	Resale	Grant Deed	\$79,000	\$117	\$63K
Oct 29, 2008	Quitclaim	Quit Claim Transfer			
Apr 15, 2008	Non-arms-length	Trustees Deed	\$229,500	\$339	
Jul 18, 2005	Resale	Grant Deed	\$280,000	\$414	\$224K
Feb 20, 2003	Resale	Grant Deed	\$129,000	\$191	\$123K
Mar 12, 1998	Resale	Grant Deed	\$65,000	\$96	\$65K
Nov 14, 1997	Resale	Grant Deed	\$33,000	\$49	\$40K
Jul 29, 1997	Non-arms-length	Trustees Deed	\$31,000	\$46	
Jan 27, 1995	Quitclaim	Quit Claim Transfer			
Apr 27, 1992	Non-arms-length	Grant Deed	\$4,000	\$6	
Apr 1, 1990	Non-arms-length	Grant Deed	\$60,000	\$89	\$46K

Mar 1, 1989	Non-arms-length	Grant Deed	\$15,000	\$22	
Aug 1, 1988	Resale	Grant Deed	\$75,000	\$111	\$63K
Jul 1, 1988	Resale	Grant Deed	\$75,000	\$111	\$20K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fremont Elementary School	Elementary	KG–6	0.2 mi
Central Middle School of Arts and Innovation	Middle	7–8	2.0 mi
Poly 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 92501

98 CRIME INDEX	108 AIR POLLUTION	22,671 POPULATION	\$69K MEDIAN IN-COME	64°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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