

Single Family Residence **RESIDENTIAL**

# 7307 DIAMOND ST

RIVERSIDE, CA 92504

**\$734,192** TopHap Estimate · \$637 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026

**3**  
BEDS

**2.3**  
BATHS

**1,152 ft<sup>2</sup>**  
LIVING AREA

**0.34 ac**  
LOT SIZE

**1930**  
YEAR BUILT

**1**  
STORIES

## VALUATION

**\$734K**

\$691K low

\$778K high

Last Sale

\$715,000 · Nov 24, 2025

Est. Owner Equity

\$197,942

Loan-to-Value

74%

## TAX & ASSESSMENT

Property Tax

\$4,871 (2025)

Assessed Value

\$715,000

Previous Assessed

\$432,970

Assessor Market Value

\$261,270

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.34                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Carport (Unspecified)   |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Sep 10, 2025 | Resale | Grant Deed | \$715,000 | \$621              | \$536K |
| Feb 10, 2025 | Resale | Grant Deed | \$460,000 | \$399              | \$469K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Matthew Gage Middle School         | Middle     | 7–8    | 1.2 mi   |
| Thomas Jefferson Elementary School | Elementary | KG–6   | 1.6 mi   |
| Arlington High School              | High       | 9–12   | 2.3 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**

|                          |                             |                             |                                    |                         |                        |
|--------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>56,759</b><br>POPULATION | <b>\$80K</b><br>MEDIAN IN-<br>COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|