

Condominium

RESIDENTIAL

2806 MONROE ST

RIVERSIDE, CA 92504

\$412,023 TopHap Estimate · \$316 / ft² · confidence 99 · as of Jul 14, 2026



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BEDS

1.5

BATHS

1,302 ft²

LIVING AREA

1,742 ft²

LOT SIZE

1974

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

Pre-foreclosure (NOD)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$412K

\$407K low

\$417K high

Last Sale	\$375,000 · Jul 27, 2021
Est. Owner Equity	\$30,010
Loan-to-Value	92%

TAX & ASSESSMENT

Property Tax	\$4,460 (2025)
Assessed Value	\$405,910
Previous Assessed	\$397,952
Assessor Market Value	\$331,560

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	RIVERSIDE
Lot (acres)	0.40
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 15, 2021	Resale	Grant Deed	\$375,000	\$288	\$368K
Apr 5, 1995	Resale	Grant Deed	\$89,900	\$69	\$82K
Jun 1, 1989	Non-arms-length	Trustees Deed	\$43,000	\$33	\$84K
Jun 1, 1989	Non-arms-length	Trustees Deed	\$43,000	\$33	

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

District: Riverside Unified School District



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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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