

Single Family Residence **RESIDENTIAL**

7752 WILLOW AVE

RIVERSIDE, CA 92504

\$523,083 TopHap Estimate · \$720 / ft² · confidence 89 · as of Jul 14, 2026



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2

BEDS

1

BATHS

727 ft²

LIVING AREA

0.17 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$523K

\$466K low

\$580K high

Last Sale

\$510,000 · Jun 30, 2025

Est. Owner Equity

\$56,051

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$1,537 (2025)
Assessed Value	\$520,199
Previous Assessed	\$139,511
Assessor Market Value	\$320,040

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 18, 2025	Resale	Grant Deed	\$510,000	\$702	\$467K
Aug 11, 2004	Quitclaim	Quit Claim Transfer			\$82K
Mar 27, 1996	Resale	Grant Deed	\$84,000	\$116	\$86K
Dec 14, 1995	Resale	Grant Deed	\$51,000	\$70	\$50K
Jan 12, 1995	Non-arms-length	Trustees Deed	\$102,267	\$141	
Oct 12, 1994	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ramona High School	High	9–12	0.3 mi
Thomas Jefferson Elementary School	Elementary	KG–6	0.3 mi
Sierra Middle School	Middle	7–8	0.8 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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