

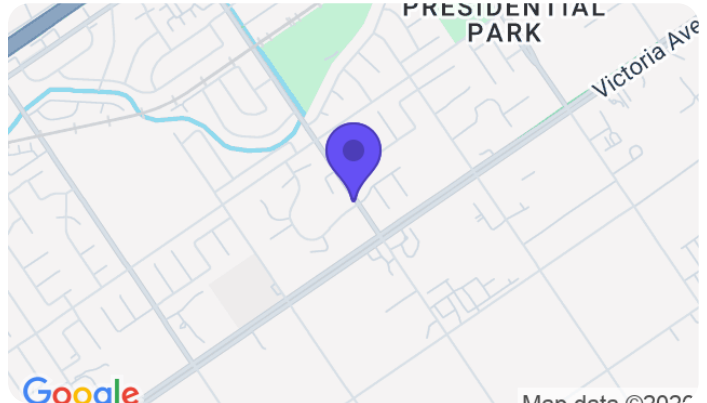
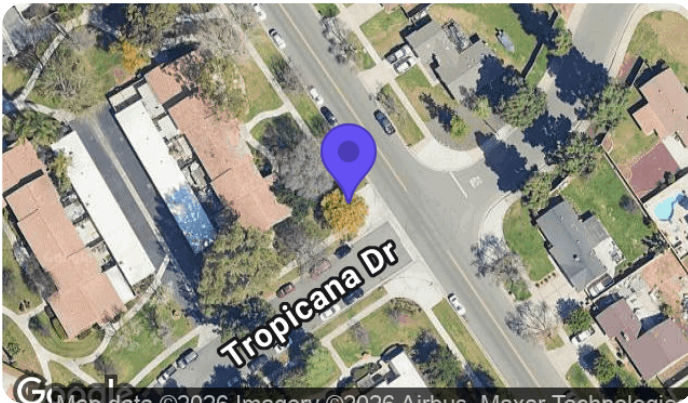
Condominium

RESIDENTIAL

2760 MONROE ST

RIVERSIDE, CA 92504

\$498,150 TopHap Estimate · \$388 / ft² · confidence 95 · as of Jun 23, 2026



3

BEDS

1.8

BATHS

1,284 ft²

LIVING AREA

2,178 ft²

LOT SIZE

1974

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$498K

\$473K low

\$523K high

Last Sale

\$500,000 · Jul 3, 2025

Est. Owner Equity

\$248,150

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$5,355 (2025)
Assessed Value	\$500,000
Previous Assessed	\$478,584
Assessor Market Value	\$311,490

PROPERTY FACTS

Property Type	Condominium
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.50
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	No

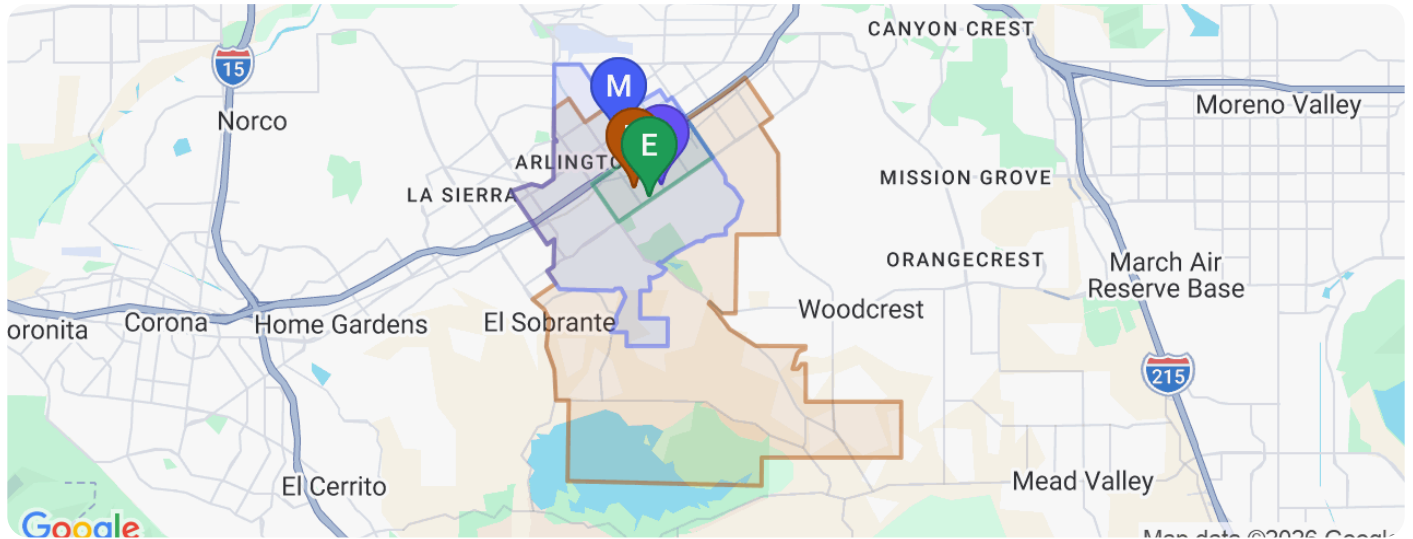
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 11, 2025	Financing	Intrafamily Transfer			
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May 6, 2025	Resale	Grant Deed	\$500,000	\$389	\$250K
Sep 9, 2022	Resale	Grant Deed	\$460,000	\$358	\$437K
Aug 23, 2022	Financing	Intrafamily Transfer			
Jun 23, 2022	Resale	Grant Deed	\$360,000	\$280	
Aug 13, 2012	Quitclaim	Quit Claim Transfer			
Jul 23, 2010	Quitclaim	Quit Claim Transfer			
Jul 23, 2010	Recorded document	Affidavit Of Death			
Jun 23, 1995	Quitclaim	Quit Claim Transfer			
Mar 31, 1994	Resale	Grant Deed	\$90,000	\$70	\$83K

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



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	Absentee owner
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