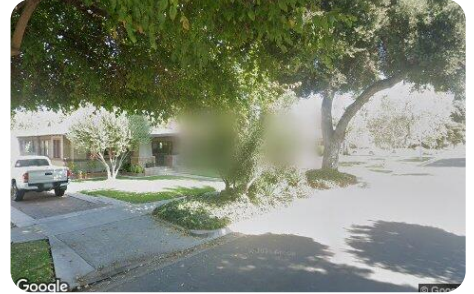


Single Family Residence **RESIDENTIAL**

3945 LARCHWOOD PL

RIVERSIDE, CA 92506

\$535,623 TopHap Estimate · \$212 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,524 ft²

LIVING AREA

0.17 ac

LOT SIZE

1921

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$536K

\$505K low

\$566K high

Last Sale

\$140,000 · Jun 14, 1996

Est. Owner Equity

\$320,623

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$2,568 (2025)
Assessed Value	\$237,193
Previous Assessed	\$232,543

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, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 29, 2012	Quitclaim	Quit Claim Transfer			
Jun 29, 2012	Quitclaim	Quit Claim Transfer			
Jun 29, 2012	Quitclaim	Quit Claim Transfer			
May 5, 2009	Quitclaim	Quit Claim Transfer			
Apr 15, 2003	Quitclaim	Quit Claim Transfer			\$151K
Jun 14, 1996	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Middle School of Arts and Innovation	Middle	7–8	0.1 mi
Magnolia Elementary School	Elementary	KG–6	0.6 mi
Poly High School	High	9–12	1.7 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 92506

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K 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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