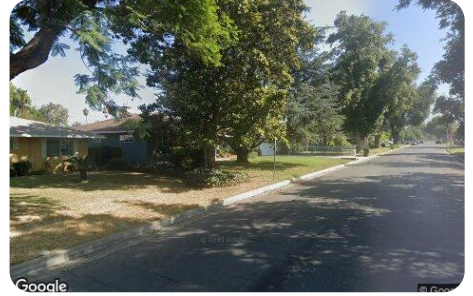


Single Family Residence **RESIDENTIAL**

# 2575 CARLTON PL

RIVERSIDE, CA 92507

**\$673,010** TopHap Estimate · \$372 / ft² · confidence 96 · as of Jul 14, 2026



**2**  
BEDS

**1.8**  
BATHS

**1,810 ft²**  
LIVING AREA

**0.3 ac**  
LOT SIZE

**1951**  
YEAR BUILT

**1**  
STORIES

**7**  
ROOMS

**2**  
PARKING

## VALUATION

**\$673K**

\$644K low

\$702K high

Last Sale

**\$102,500 · Oct 20, 1994**

Est. Owner Equity

**\$0**

Loan-to-Value

**166%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,691 (2025) |
| Assessed Value        | \$248,388      |
| Previous Assessed     | \$243,518      |
| Assessor Market Value | \$372,060      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.30                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|-------------------------------------|-----------|--------------------|--------|
| Feb 23, 2017 | Financing         | Loan 1 (Only) Is A Reverse Mortgage |           |                    | \$630K |
| Feb 6, 2007  | Quitclaim         | Quit Claim Transfer                 |           |                    | \$346K |
| Feb 28, 2006 | Quitclaim         | Quit Claim Transfer                 |           |                    |        |
| Feb 28, 2006 | Quitclaim         | Quit Claim Transfer                 |           |                    | \$320K |
| Jun 23, 2005 | Quitclaim         | Quit Claim Transfer                 |           |                    |        |
| Oct 20, 1999 | Quitclaim         | Quit Claim Transfer                 |           |                    |        |
| Oct 20, 1994 | Quitclaim         | Quit Claim Transfer                 |           |                    |        |
| Oct 20, 1994 | Resale            | Trustees Deed                       | \$102,500 | \$57               | \$82K  |
| Jul 20, 1994 | Non-arms-length   | Trustees Deed                       | \$110,000 | \$61               |        |
| Oct 1, 1989  | Recorded document | Trustees Deed                       |           |                    |        |
| Oct 1, 1989  | Resale            | Grant Deed                          | \$40,000  | \$22               |        |
| Oct 1, 1989  | Non-arms-length   | Trustees Deed                       | \$169,000 | \$93               | \$152K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Louisa May Alcott Elementary School | Elementary | KG–6   | 0.7 mi   |
| Poly High School                    | High       | 9–12   | 1.0 mi   |
| Matthew Gage Middle School          | Middle     | 7–8    | 1.9 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 92507

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>64,491</b><br>POPULATION | <b>\$66K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|