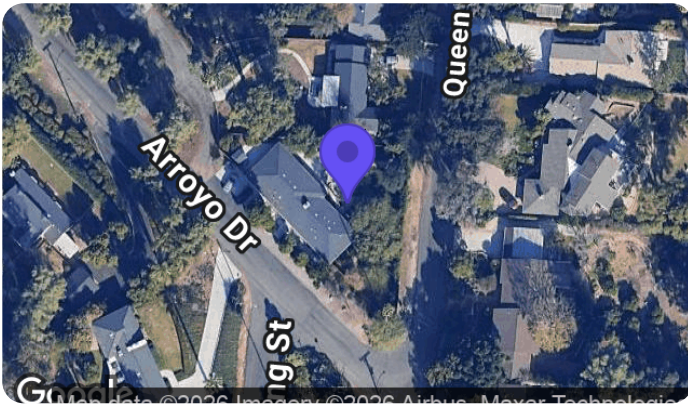


Single Family Residence **RESIDENTIAL**

1895 ARROYO DR

RIVERSIDE, CA 92506

\$790,961 TopHap Estimate · \$494 / ft² · confidence 89 · as of Jul 14, 2026



2
BEDS

1.8
BATHS

1,601 ft²
LIVING AREA

0.26 ac
LOT SIZE

1956
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$791K

\$706K low

\$876K high

Last Sale

\$750,000 · Nov 12, 2024

Est. Owner Equity

\$0

Loan-to-Value

165%

TAX & ASSESSMENT

Property Tax	\$8,327 (2025)
Assessed Value	\$765,000
Previous Assessed	\$750,000
Assessor Market Value	\$537,840

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.26
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

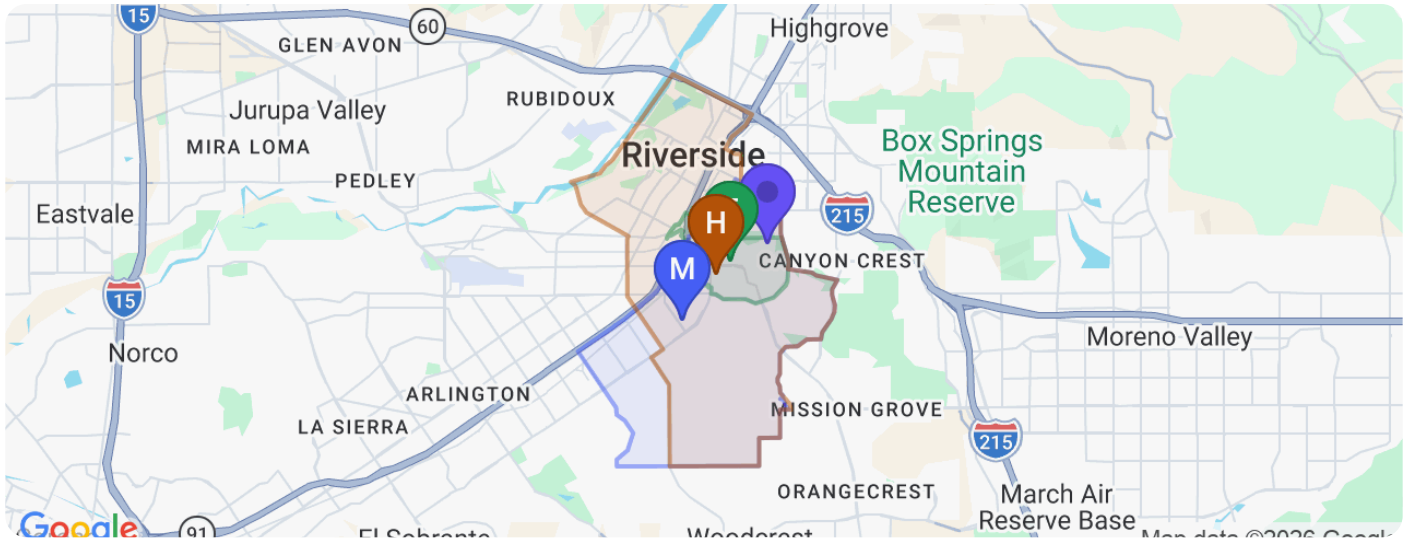
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 10, 2024	Resale	Grant Deed	\$750,000	\$468	\$713K
Nov 15, 2019	Quitclaim	Quit Claim Transfer			
Jul 23, 2015	Resale	Grant Deed	\$390,000	\$244	\$250K
Jul 27, 2015	Quitclaim	Quit Claim Transfer			
Sep 30, 2014	Resale	Grant Deed	\$190,000	\$119	\$190K
Mar 31, 1998	Quitclaim	Quit Claim Transfer			
Apr 4, 1994	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Louisa May Alcott Elementary School	Elementary	KG–6	0.7 mi
Poly High School	High	9–12	1.1 mi
Matthew Gage Middle School	Middle	7–8	2.0 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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