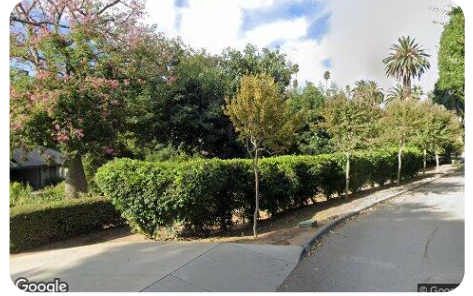


Single Family Residence **RESIDENTIAL**

2791 RUMSEY DR

RIVERSIDE, CA 92506

\$1,660,227 TopHap Estimate · \$504 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,297 ft²

LIVING AREA

1.06 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$1.7M

\$1.4M low

\$1.9M high

Last Sale

\$965,000 · Oct 22, 2020

Est. Owner Equity

\$1,150,227

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$11,658 (2025)
Assessed Value	\$1,065,434
Previous Assessed	\$1,044,544
Assessor Market Value	\$992,430

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 26, 2020	Resale	Grant Deed	\$965,000	\$293	\$510K
Oct 31, 2018	Quitclaim	Quit Claim Transfer			
Mar 19, 2013	Quitclaim	Quit Claim Transfer			\$417K
Jun 14, 1999	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Poly High School	High	9–12	0.4 mi
Louisa May Alcott Elementary School	Elementary	KG–6	0.5 mi
Matthew Gage Middle School	Middle	7–8	1.2 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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