

Condominium

RESIDENTIAL

2754 MONROE ST

RIVERSIDE, CA 92504

\$428,089 TopHap Estimate · \$329 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,302 ft²

LIVING AREA

1,742 ft²

LOT SIZE

1974

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$428K

\$407K low

\$449K high

Last Sale

\$215,000 · Jul 14, 2015

Est. Owner Equity

\$256,089

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$2,868 (2025)
Assessed Value	\$259,599
Previous Assessed	\$254,510
Assessor Market Value	\$321,030

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	RIVERSIDE
Lot (acres)	0.40
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 2, 2015	Resale	Grant Deed	\$215,000	\$165	\$172K
Mar 29, 2012	Recorded document	Grant Deed			
Sep 9, 2008	Resale	Grant Deed	\$150,000	\$115	
Sep 5, 2008	Quitclaim	Quit Claim Transfer			
Jun 4, 2008	Non-arms-length	Trustees Deed	\$180,625	\$139	
Mar 10, 2005	Resale	Grant Deed	\$275,000	\$211	\$220K
Nov 3, 2003	Quitclaim	Quit Claim Transfer			\$140K
Nov 3, 2003	Recorded document	Grant Deed			
Nov 22, 2002	Resale	Grant Deed	\$100,000	\$77	
Nov 8, 1999	Quitclaim	Quit Claim Transfer			
Aug 21, 1998	Resale	Grant Deed	\$78,500	\$60	\$63K
Jun 16, 1998	Resale	Grant Deed	\$52,000	\$40	\$40K
Nov 12, 1997	Recorded document	Grant Deed			
Sep 19, 1997	Non-arms-length	Trustees Deed	\$90,708	\$70	

Nov 1, 1988	Quitclaim	Quit Claim Transfer		\$84K
Nov 1, 1988	Resale	Trustees Deed	\$83,500	\$64

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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