

Triplex (3 Units, Any Combination)

**RESIDENTIAL**

## 2909 4TH ST

RIVERSIDE, CA 92507



**7**

BEDS

**3**

BATHS

**2,320 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**1902**

YEAR BUILT

**2**

STORIES

### VALUATION

Last Sale

**\$438,409 · Jun 16, 2023**

### TAX & ASSESSMENT

Property Tax

**\$10,057 (2025)**

Assessed Value

**\$917,944**

Previous Assessed

**\$899,946**

## PROPERTY FACTS

|               |                                           |
|---------------|-------------------------------------------|
| Property Type | <b>Triplex (3 Units, Any Combination)</b> |
| Style         | <b>Triplex</b>                            |
| County        | <b>RIVERSIDE</b>                          |
| Lot (acres)   | <b>0.24</b>                               |
| Construction  | <b>Wood (Unspecified)</b>                 |
| Roof          | <b>Rock / Gravel</b>                      |
| Heating       | <b>Central</b>                            |
| Cooling       | <b>Central</b>                            |
| Fireplace     | <b>Yes</b>                                |
| Garage        | <b>Carport (Unspecified)</b>              |
| Pool          | <b>No</b>                                 |

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|----------------------|-----------|--------------------|--------|
| <b>Nov 30, 2023</b> | Financing         | Intrafamily Transfer |           |                    |        |
| <b>May 15, 2023</b> | Resale            | Grant Deed           | \$865,000 | \$373              | \$692K |
| <b>Jun 3, 2021</b>  | Financing         | Grant Deed           |           |                    |        |
| <b>May 22, 2019</b> | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| <b>May 3, 2019</b>  | Financing         | Intrafamily Transfer |           |                    | \$384K |
| <b>Sep 20, 2018</b> | Financing         | Intrafamily Transfer |           |                    | \$357K |
| <b>Sep 20, 2018</b> | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| <b>Nov 8, 2005</b>  | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| <b>May 4, 2005</b>  | Recorded document | Affidavit Of Death   |           |                    |        |
| <b>Jul 18, 2005</b> | Recorded document | Grant Deed           |           |                    |        |
| <b>Aug 10, 2004</b> | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| <b>Aug 10, 2004</b> | Quitclaim         | Quit Claim Transfer  |           |                    | \$304K |
| <b>Aug 7, 2003</b>  | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| <b>Aug 4, 2003</b>  | Resale            | Grant Deed           | \$260,000 | \$112              | \$208K |
| <b>May 1, 1989</b>  | Non-arms-length   | Grant Deed           | \$24,000  | \$10               |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Longfellow Elementary School     | Elementary | KG–6   | 0.3 mi   |
| University Heights Middle School | Middle     | 7–8    | 1.5 mi   |
| Poly High School                 | High       | 9–12   | 2.1 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 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 | Absentee owner |
|-----------|----------------|