

Condominium

**RESIDENTIAL**

# 2724 MONROE ST

RIVERSIDE, CA 92504

**\$411,820** TopHap Estimate · \$321 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**

BEDS

**1.8**

BATHS

**1,284 ft<sup>2</sup>**

LIVING AREA

**2,178 ft<sup>2</sup>**

LOT SIZE

**1979**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$412K**

\$404K low

\$420K high

Last Sale

**\$310,000 · Sep 13, 2018**

Est. Owner Equity

**\$286,820**

Loan-to-Value

**29%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,804 (2025) |
| Assessed Value        | \$352,721      |
| Previous Assessed     | \$345,806      |
| Assessor Market Value | \$348,750      |

## PROPERTY FACTS

|               |                    |
|---------------|--------------------|
| Property Type | Condominium        |
| Style         | Condo/Apartment    |
| County        | RIVERSIDE          |
| Lot (acres)   | 0.50               |
| Construction  | Wood (Unspecified) |
| Roof          | Wood Shingle       |
| Heating       | Central            |
| Cooling       | Central            |
| Garage        | Garage, Detached   |
| Pool          | No                 |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Sep 25, 2024 | Financing         | Intrafamily Transfer |           |                    |        |
| Sep 7, 2018  | Resale            | Grant Deed           | \$310,000 | \$241              | \$100K |
| Jul 19, 2018 | Resale            | Grant Deed           | \$310,000 | \$241              |        |
| Jul 25, 2018 | Recorded document | Affidavit Of Death   |           |                    |        |
| May 2, 2018  | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Jul 14, 1993 | Quitclaim         | Quit Claim Transfer  |           |                    | \$78K  |

## 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    | 1.2 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 92504

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>90</div> <div>CRIME INDEX</div> | <div>105</div> <div>AIR POLLUTION</div> | <div>56,759</div> <div>POPULATION</div> | <div>\$80K</div> <div>MEDIAN IN-COME</div> | <div>64°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

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