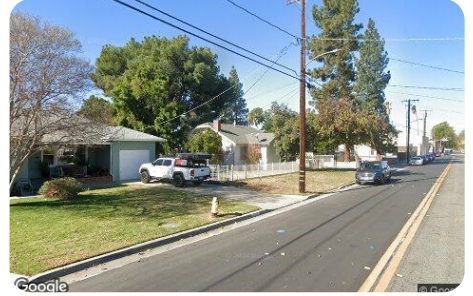


Single Family Residence **RESIDENTIAL**

# 3746 DONALD AVE

RIVERSIDE, CA 92503

**\$539,484** TopHap Estimate · \$473 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**

BEDS

**1.8**

BATHS

**1,140 ft<sup>2</sup>**

LIVING AREA

**0.41 ac**

LOT SIZE

**1956**

YEAR BUILT

**1**

STORIES

**4**

ROOMS

**1**

PARKING

## VALUATION

**\$539K**

\$520K low

\$559K high

Last Sale

**\$500,000 · Jan 11, 2023**

Est. Owner Equity

**\$91,784**

Loan-to-Value

**83%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,839 (2025) |
| Assessed Value        | \$530,603      |
| Previous Assessed     | \$520,200      |
| Assessor Market Value | \$457,920      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.41                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Dec 9, 2022  | Resale            | Grant Deed          | \$500,000 | \$439              | \$448K |
| Apr 14, 2017 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Apr 14, 2017 | Recorded document | Affidavit Of Death  |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Chemawa Middle School     | Middle     | 7–8    | 0.5 mi   |
| Liberty Elementary School | Elementary | KG–6   | 0.6 mi   |
| Arlington High School     | High       | 9–12   | 0.9 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 92503

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>57</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>96,024</b><br>POPULATION | <b>\$87K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|