Single Family Residence RESIDENTIAL

2225 NORTHBEND ST

RIVERSIDE, CA 92501

$464,770 TopHap Estimate · $426 / ft² · confidence 90 · as of Jul 14, 2026

2	1	1,092 ft²	0.21 ac
BEDS	BATHS	LIVING AREA	LOT SIZE

1920	1	4	5
YEAR BUILT	STORIES	ROOMS	PARKING

VALUATION

$465K

$417K low — $512K high

Est. Owner Equity	**$393,770**
Loan-to-Value	**14%**

TAX & ASSESSMENT

Property Tax	**$1,544 (2025)**
Assessed Value	**$142,957**
Previous Assessed	**$140,155**
Assessor Market Value	**$381,240**

PROPERTY FACTS

Property Type	**Single Family Residence**
Style	**Traditional/Old**
County	**RIVERSIDE**
Lot (acres)	**0.21**
Construction	**Wood (Unspecified)**
Roof	**Wood Shingle**
Heating	**Central**
Cooling	**Central**
Garage	**Garage, Detached**
Pool	**No**

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	$/FT²	LOAN
Oct 1, 2014	Quitclaim	Quit Claim Transfer			
May 22, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fremont Elementary School	Elementary	KG–6	0.2 mi
Central Middle School of Arts and Innovation	Middle	7–8	2.0 mi
Poly High School	High	9–12	3.1 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 92501

98	108	22,671	$69K	64°F	68%
CRIME INDEX	AIR POLLUTION	POPULATION	MEDIAN IN-COME	AVG TEMP	SUNSHINE

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

OWNERSHIP

Occupancy	**Owner occupied**