

Single Family Residence **RESIDENTIAL**

# 2880 SHALIMAR PL

RIVERSIDE, CA 92504

**\$630,375** TopHap Estimate · \$402 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,568 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1976**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$630K**

\$615K low

\$645K high

Est. Owner Equity

**\$113,025**

Loan-to-Value

**83%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,107 (2025) |
| Assessed Value        | \$555,285      |
| Previous Assessed     | \$544,398      |
| Assessor Market Value | \$450,720      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.21                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Mar 9, 2023  | Financing | Intrafamily Transfer |           |                    |        |
| Dec 15, 2021 | Resale    | Grant Deed           | \$513,000 | \$327              | \$487K |
| Dec 22, 2021 | Financing | Intrafamily Transfer |           |                    |        |
| Feb 21, 2002 | Quitclaim | Quit Claim Transfer  |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Arlington High School       | High       | 9–12   | 0.7 mi   |
| Hawthorne Elementary School | Elementary | KG–6   | 1.0 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <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 |
|-----------|----------------|