

Single Family Residence **RESIDENTIAL**

2445 NORTHBEND ST

RIVERSIDE, CA 92501

\$389,311 TopHap Estimate · \$624 / ft² · confidence 90 · as of Jul 14, 2026



2

BEDS

1

BATHS

624 ft²

LIVING AREA

0.27 ac

LOT SIZE

1928

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$389K

\$351K low

\$427K high

Last Sale

\$373,000 · Oct 22, 2021

Est. Owner Equity

\$2,165

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$4,459 (2025)
Assessed Value	\$403,744
Previous Assessed	\$395,829
Assessor Market Value	\$329,130

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.27
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 20, 2021	Resale	Grant Deed	\$373,000	\$598	\$363K
Aug 6, 2019	Resale	Grant Deed	\$290,000	\$465	\$193K
Aug 5, 2019	Quitclaim	Quit Claim Transfer			
Aug 6, 2019	Quitclaim	Quit Claim Transfer			
Mar 22, 2006	Quitclaim	Quit Claim Transfer			
Jul 19, 1991	Resale	Grant Deed	\$75,000	\$120	\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fremont Elementary School	Elementary	KG–6	0.4 mi
Central Middle School of Arts and Innovation	Middle	7–8	1.9 mi
Poly High School	High	9–12	3.0 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 CRIME INDEX	108 AIR POLLUTION	22,671 POPULATION	\$69K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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