

Single Family Residence **RESIDENTIAL**

## 2941 LEMON ST

RIVERSIDE, CA 92501

**\$433,631** TopHap Estimate · \$491 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**884 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1924**

YEAR BUILT

**1**

STORIES

**4**

ROOMS

**1**

PARKING

### VALUATION

**\$434K**

\$374K low

\$493K high

Est. Owner Equity

**\$367,176**

Loan-to-Value

**15%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,519 (2025) |
| Assessed Value        | \$140,646      |
| Previous Assessed     | \$137,889      |
| Assessor Market Value | \$501,300      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.18                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED       | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------------|------------|----------|--------------------|-------|
| Jun 12, 1992 | Resale          | Grant Deed | \$79,000 | \$89               | \$79K |
| Jun 1, 1989  | Non-arms-length | Grant Deed | \$43,000 | \$49               | \$33K |

## ASSIGNED SCHOOLS

| SCHOOL                                       | LEVEL      | GRADES | DISTANCE |
|----------------------------------------------|------------|--------|----------|
| Fremont Elementary School                    | Elementary | KG–6   | 0.7 mi   |
| Central Middle School of Arts and Innovation | Middle     | 7–8    | 1.6 mi   |
| Poly High School                             | High       | 9–12   | 2.6 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>98</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>22,671</b><br>POPULATION | <b>\$69K</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> |
|-----------|-----------------------|