

Single Family Residence **RESIDENTIAL**

## 20326 DAYTON ST

RIVERSIDE, CA 92508

**\$685,920** TopHap Estimate · \$240 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,854 ft<sup>2</sup>**

LIVING AREA

**0.32 ac**

LOT SIZE

**2004**

YEAR BUILT

**2**

STORIES

**2**

PARKING

### VALUATION

**\$686K**

\$657K low

\$715K high

Last Sale

**\$489,000 · Dec 29, 2016**

Est. Owner Equity

**\$245,920**

Loan-to-Value

**53%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,092 (2025) |
| Assessed Value        | \$578,870      |
| Previous Assessed     | \$567,520      |
| Assessor Market Value | \$561,510      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.32                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-----------|--------------------|--------|
| Dec 1, 2016  | Resale          | Grant Deed          | \$489,000 | \$171              | \$391K |
| Mar 18, 2015 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Mar 23, 2015 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Jan 10, 2012 | Resale          | Grant Deed          | \$300,000 | \$105              | \$240K |
| Aug 22, 2011 | Non-arms-length | Trustees Deed       | \$277,650 | \$97               |        |
| May 17, 2007 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Dec 18, 2006 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Jan 6, 2006  | Quitclaim       | Quit Claim Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Amelia Earhart Middle School        | Middle     | 7–8    | 0.6 mi   |
| Benjamin Franklin Elementary School | Elementary | KG–6   | 0.8 mi   |
| Martin Luther King High School      | High       | 9–12   | 1.8 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 92508

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>26</div> <div>CRIME INDEX</div> | <div>107</div> <div>AIR POLLUTION</div> | <div>37,730</div> <div>POPULATION</div> | <div>\$129K</div> <div>MEDIAN IN-COME</div> | <div>63°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|