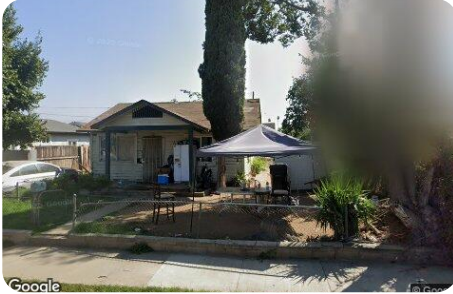


Single Family Residence **RESIDENTIAL**

4472 FOREST ST

RIVERSIDE, CA 92507

\$339,524 TopHap Estimate · \$589 / ft² · confidence 85 · as of Jul 14, 2026



2

BEDS

1

BATHS

576 ft²

LIVING AREA

0.13 ac

LOT SIZE

1925

YEAR BUILT

1

STORIES

VALUATION

\$340K

\$288K low

\$391K high

Last Sale

\$320,000 · Apr 9, 2025

Est. Owner Equity

\$339,524

TAX & ASSESSMENT

Property Tax	\$3,610 (2025)
Assessed Value	\$326,400
Previous Assessed	\$319,314
Assessor Market Value	\$444,690

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.13
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 2, 2025	Resale	Grant Deed	\$320,000	\$556	
May 14, 2002	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Middle School of Arts and Innovation	Middle	7–8	1.1 mi
Poly High School	High	9–12	1.3 mi
Magnolia Elementary School	Elementary	KG–6	1.5 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 92507

112 CRIME INDEX	105 AIR POLLUTION	64,491 POPULATION	\$66K MEDIAN IN-COME	63°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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