

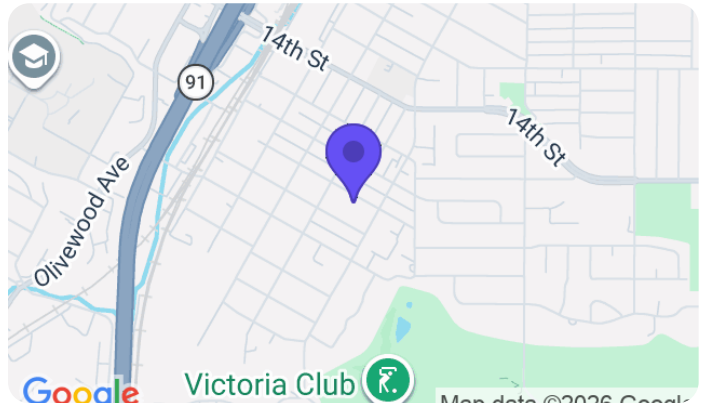
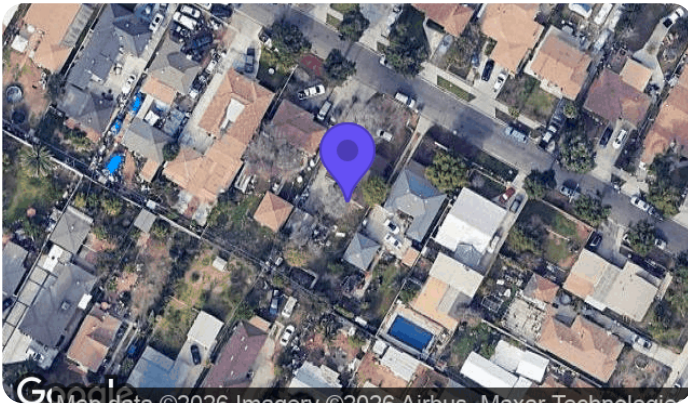
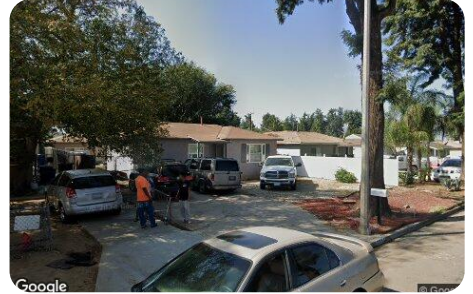
Single Family Residence

RESIDENTIAL

2746 PROSPECT AVE

RIVERSIDE, CA 92507

\$560,098 TopHap Estimate · \$502 / ft² · confidence 86 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,116 ft²
LIVING AREA

0.16 ac
LOT SIZE

1947
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$560K

\$484K low

\$637K high

Last Sale

\$530,000 · Apr 30, 2025

Est. Owner Equity

\$83,098

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$4,339 (2025)
Assessed Value	\$540,599
Previous Assessed	\$385,000
Assessor Market Value	\$461,250

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	No

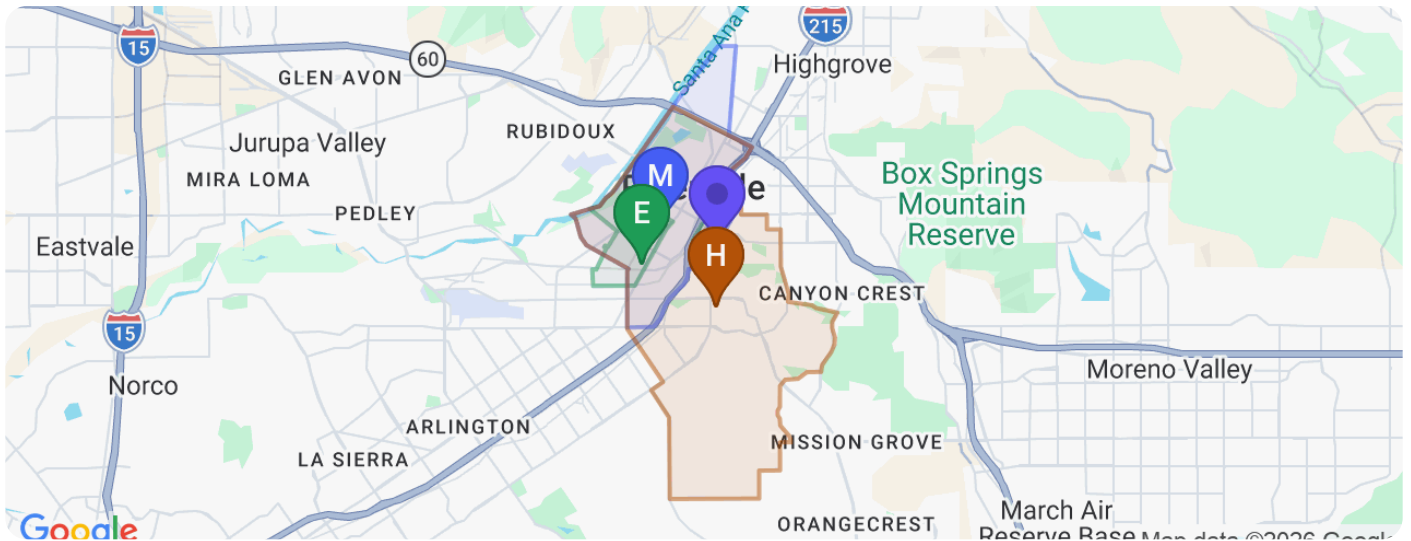
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 26, 2025	Resale	Grant Deed	\$530,000	\$475	\$477K
May 9, 2024	Resale	Grant Deed	\$390,000	\$349	\$406K
May 13, 2024	Resale	Grant Deed	\$385,000	\$345	

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	1.1 mi
Magnolia Elementary School	Elementary	KG–6	1.4 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	Owner occupied
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