

Single Family Residence **RESIDENTIAL**

2492 NORTHBEND ST

RIVERSIDE, CA 92501

\$467,405 TopHap Estimate · \$468 / ft² · confidence 90 · as of Jul 14, 2026



2

BEDS

1.8

BATHS

998 ft²

LIVING AREA

0.21 ac

LOT SIZE

1949

YEAR BUILT

1

STORIES

VALUATION

\$467K

\$423K low

\$512K high

Last Sale

\$115,000 · Aug 9, 2010

Est. Owner Equity

\$380,130

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$1,624 (2025)
Assessed Value	\$150,262
Previous Assessed	\$147,317
Assessor Market Value	\$283,230

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.21
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 29, 2019	Quitclaim	Quit Claim Transfer			
Feb 6, 2013	Financing	Intrafamily Transfer			\$87K
Jul 23, 2010	Resale	Grant Deed	\$115,000	\$115	\$86K
Oct 5, 2001	Resale	Grant Deed	\$86,500	\$87	\$76K
Jan 3, 2001	Non-arms-length	Grant Deed	\$47,727	\$48	
Sep 18, 2000	Non-arms-length	Trustees Deed	\$96,115	\$96	
Aug 12, 1999	Resale	Grant Deed	\$43,636	\$44	\$89K
Jan 21, 1999	Resale	Grant Deed	\$84,000	\$84	\$64K
May 2, 1997	Recorded document	Grant Deed			
Jan 21, 1997	Non-arms-length	Trustees Deed	\$89,860	\$90	
Jun 7, 1993	Quitclaim	Quit Claim Transfer			
Jun 7, 1993	Recorded document	Trustees Deed			
Jun 7, 1993	Resale	Trustees Deed	\$13,500	\$14	\$89K
Jun 7, 1993	Recorded document	Trustees Deed			

Dec 29, 1992	Non-arms-length	Grant Deed	\$4,500	\$5	\$9K
Oct 30, 1991	Resale	Grant Deed	\$80,000	\$80	\$80K

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	1.8 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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