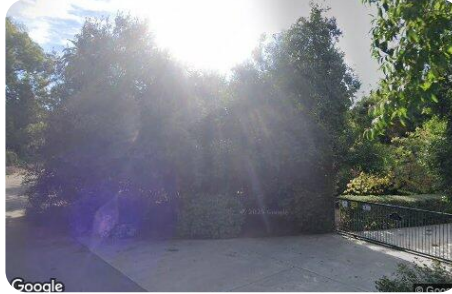
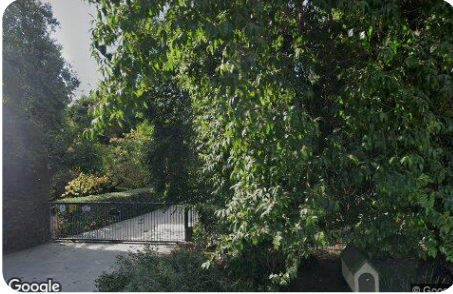


Single Family Residence **RESIDENTIAL**

2823 RUMSEY DR

RIVERSIDE, CA 92506

\$1,864,724 TopHap Estimate · \$402 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

4,638 ft²

LIVING AREA

0.86 ac

LOT SIZE

1940

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$1.9M

\$1.7M low

\$2M high

Est. Owner Equity

\$1,742,347

Loan-to-Value

7%

TAX & ASSESSMENT

Property Tax	\$14,933 (2025)
Assessed Value	\$1,366,505
Previous Assessed	\$1,339,711
Assessor Market Value	\$1,270,170

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.86
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 25, 1993	Resale	Grant Deed	\$212,500	\$46	\$185K
Dec 1, 1988	Resale	Grant Deed	\$395,000	\$85	\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Poly High School	High	9–12	0.4 mi
Louisa May Alcott Elementary School	Elementary	KG–6	0.5 mi
Matthew Gage Middle School	Middle	7–8	1.2 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 92506

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K 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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