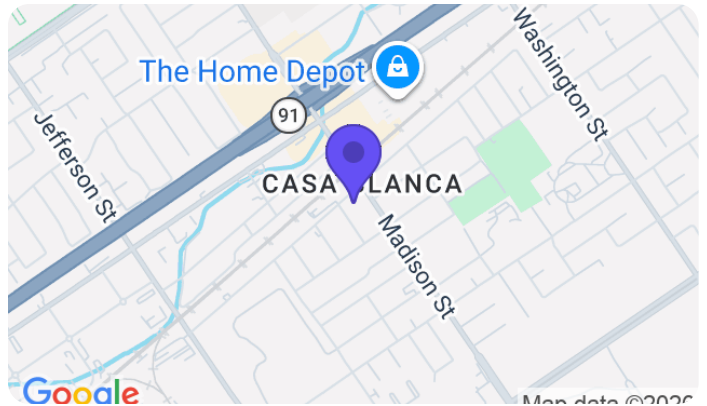


Single Family Residence **RESIDENTIAL**

7530 EVANS ST

RIVERSIDE, CA 92504



5

BEDS

2.5

BATHS

2,255 ft²

LIVING AREA

0.15 ac

LOT SIZE

2025

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$692,000 · Dec 18, 2025

TAX & ASSESSMENT

Property Tax	\$2,909 (2025)
Assessed Value	\$692,000
Previous Assessed	\$255,000

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

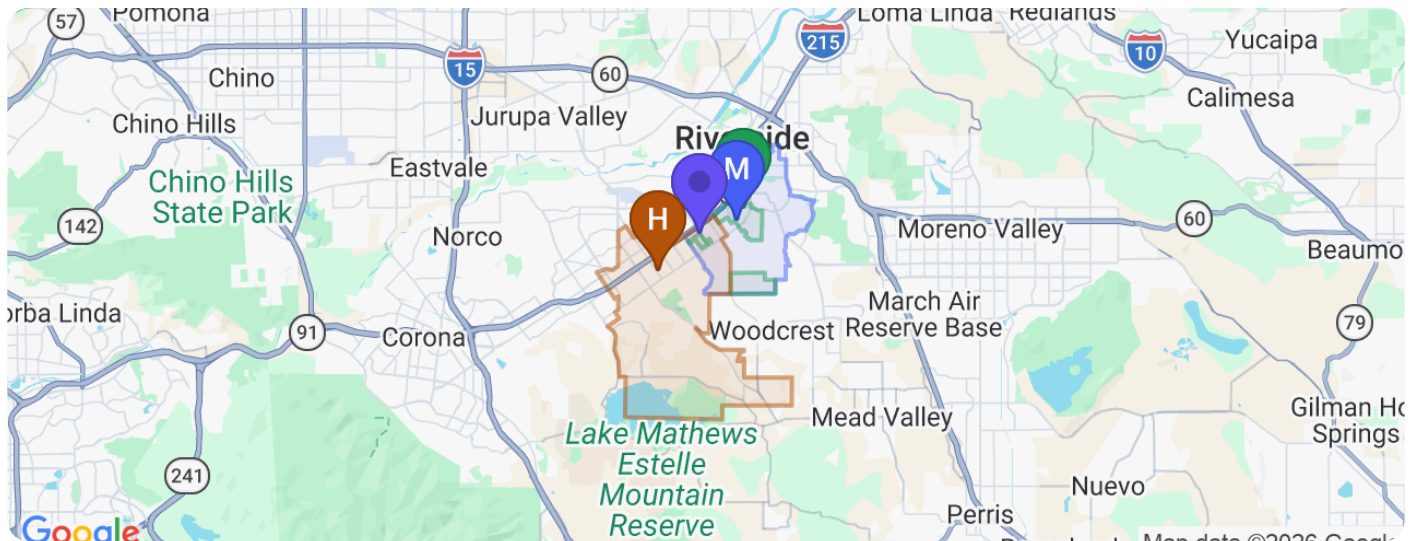
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 9, 2025	Resale	Grant Deed	\$692,000	\$307	\$692K
Mar 10, 2021	Resale	Grant Deed	\$165,000	\$73	
Nov 12, 2020	Resale	Grant Deed	\$90,000	\$40	
Nov 19, 2020	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matthew Gage Middle School	Middle	7–8	1.4 mi
Victoria Elementary School	Elementary	KG–6	1.8 mi
Arlington High School	High	9–12	2.0 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 92504

90 CRIME INDEX	105 AIR POLLUTION	56,759 POPULATION	\$80K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------