

Single Family Residence **RESIDENTIAL**

## 2972 ORANGE ST

RIVERSIDE, CA 92501

**\$756,662** TopHap Estimate · \$339 / ft<sup>2</sup> · confidence 95 · as of Jun 23, 2026



**6**

BEDS

**3**

BATHS

**2,233 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1961**

YEAR BUILT

**1**

STORIES

**2**

PARKING

### VALUATION

**\$757K**

\$719K low

\$794K high

Last Sale

**\$765,000 · May 5, 2025**

Est. Owner Equity

**\$238,662**

Loan-to-Value

**68%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,361 (2025) |
| Assessed Value        | \$780,299      |
| Previous Assessed     | \$296,878      |
| Assessor Market Value | \$479,970      |

## PROPERTY FACTS

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| May 5, 2025  | Resale    | Grant Deed           | \$765,000 | \$343              | \$520K |
| Feb 10, 2021 | Financing | Intrafamily Transfer |           |                    | \$200K |
| Jun 24, 2011 | Quitclaim | Quit Claim Transfer  |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                                       | LEVEL      | GRADES | DISTANCE |
|----------------------------------------------|------------|--------|----------|
| Fremont Elementary School                    | Elementary | KG–6   | 0.7 mi   |
| Central Middle School of Arts and Innovation | Middle     | 7–8    | 1.6 mi   |
| Poly High School                             | High       | 9–12   | 2.6 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>98</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>22,671</b><br>POPULATION | <b>\$69K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|