

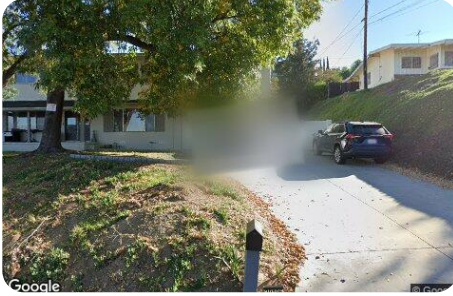
Single Family Residence

RESIDENTIAL

20196 WESTPOINT DR

RIVERSIDE, CA 92507

\$877,155 TopHap Estimate · \$239 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

2.5

BATHS

3,667 ft²

LIVING AREA

0.39 ac

LOT SIZE

1965

YEAR BUILT

2

STORIES

VALUATION

\$877K

\$805K low

\$950K high

Last Sale

\$380,500 · Dec 21, 2023

Est. Owner Equity

\$347,155

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$8,727 (2025)
Assessed Value	\$791,744
Previous Assessed	\$776,220
Assessor Market Value	\$605,610

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.39
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
Nov 27, 2023	Resale	Grant Deed	\$761,000	\$208	\$530K
Jul 2, 2015	Quitclaim	Quit Claim Transfer			
Dec 30, 2014	Resale	Grant Deed	\$395,000	\$108	
Sep 18, 2013	Resale	Grant Deed	\$310,000	\$85	
Apr 23, 2008	Resale	Grant Deed	\$399,500	\$109	\$394K
Feb 28, 2005	Recorded document	Affidavit Of Death			
Feb 28, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Seneca Elementary School	Elementary	KG–6	0.9 mi
Vista Heights Middle School	Middle	6–8	3.0 mi
Canyon Springs High School	High	9–12	3.0 mi

District: Moreno Valley 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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