

Single Family Residence **RESIDENTIAL**

CA

\$95,598 TopHap Estimate · \$180 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

1.8
BATHS

532 ft²
LIVING AREA

0.11 ac
LOT SIZE

1938
YEAR BUILT

1
STORIES

VALUATION

\$96K

\$93K low

\$98K high

Last Sale

\$95,494 · Jun 25, 2026

Est. Owner Equity

\$95,598

TAX & ASSESSMENT

Property Tax	\$279 (2025)
Assessed Value	\$23,479
Previous Assessed	\$23,019

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.11
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

25 FLOOD	75 WILDFIRE	68 HEAT	10 STORM	87 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 28, 2026	Resale	Public Action	\$95,494	\$180	
Apr 21, 2000	Resale	Grant Deed	\$70,000	\$132	\$65K
May 28, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain Shadows Elementary School	Middle	7–8	0.5 mi
Valley View Elementary School	Elementary	KG–6	1.8 mi
Heritage High School	High	9–12	6.4 mi

District: Perris Union High 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.

OWNERSHIP

Occupancy

Absentee owner