

Single Family Residence **RESIDENTIAL**

7945 LOS ARBOLES PL

RIVERSIDE, CA 92504

\$623,831 TopHap Estimate · \$333 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

1,873 ft²

LIVING AREA

0.19 ac

LOT SIZE

1963

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$624K

\$590K low

\$658K high

Last Sale

\$606,500 · Jul 17, 2025

Est. Owner Equity

\$24,526

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$2,165 (2025)
Assessed Value	\$606,330
Previous Assessed	\$189,133
Assessor Market Value	\$497,790

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 20, 2026	Financing	Mortgage			\$599K
Jul 3, 2025	Resale	Grant Deed	\$606,500	\$324	\$595K
Jan 22, 1999	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ramona High School	High	9–12	0.4 mi
Madison Elementary School	Elementary	KG–6	0.7 mi
Chemawa Middle School	Middle	7–8	1.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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