

Single Family Residence **RESIDENTIAL**

# 735 GLENHILL DR

RIVERSIDE, CA 92507

**\$830,001** TopHap Estimate · \$384 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2.3**

BATHS

**2,160 ft<sup>2</sup>**

LIVING AREA

**0.26 ac**

LOT SIZE

**1969**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$830K**

\$784K low

\$876K high

Last Sale

**\$790,000 · Sep 11, 2024**

Est. Owner Equity

**\$198,001**

Loan-to-Value

**84%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,833 (2025) |
| Assessed Value        | \$805,799      |
| Previous Assessed     | \$790,000      |
| Assessor Market Value | \$482,130      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.26                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Aug 19, 2024 | Resale    | Grant Deed          | \$790,000 | \$366              | \$632K |
| Aug 23, 2016 | Resale    | Grant Deed          | \$361,000 | \$167              | \$271K |
| Oct 21, 2013 | Resale    | Grant Deed          | \$360,000 | \$167              |        |
| Aug 8, 2008  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jun 16, 2008 | Resale    | Grant Deed          | \$335,000 | \$155              | \$235K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Highland Elementary School       | Elementary | KG–6   | 0.2 mi   |
| University Heights Middle School | Middle     | 7–8    | 0.5 mi   |
| John W. North High School        | High       | 9–12   | 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 92507

|                                       |                                         |                                         |                                            |                                     |                                    |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>112</div> <div>CRIME INDEX</div> | <div>105</div> <div>AIR POLLUTION</div> | <div>64,491</div> <div>POPULATION</div> | <div>\$66K</div> <div>MEDIAN IN-COME</div> | <div>63°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|