

Single Family Residence **RESIDENTIAL**

2865 CASCABEL WAY

RIVERSIDE, CA 92503

\$667,853 TopHap Estimate · \$393 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

1.8

BATHS

1,698 ft²

LIVING AREA

0.17 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$668K

\$641K low

\$695K high

Last Sale

\$607,500 · Oct 12, 2021

Est. Owner Equity

\$214,103

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$7,220 (2025)
Assessed Value	\$657,576
Previous Assessed	\$644,683
Assessor Market Value	\$532,080

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 3, 2021	Resale	Grant Deed	\$607,500	\$358	\$454K
Aug 19, 2016	Resale	Grant Deed	\$350,000	\$206	\$344K
Nov 23, 2015	Quitclaim	Quit Claim Transfer			
Jun 9, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlington High School	High	9–12	0.1 mi
Hawthorne Elementary School	Elementary	KG–6	0.6 mi
Chemawa Middle School	Middle	7–8	1.0 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 92503

57 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K 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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