

Single Family Residence **RESIDENTIAL**

# 652 PEACHWOOD PL

RIVERSIDE, CA 92506

**\$778,268** TopHap Estimate · \$347 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**2.8**

BATHS

**2,240 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**1992**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$778K**

\$723K low

\$833K high

Last Sale

**\$590,000 · Jun 3, 2019**

Est. Owner Equity

**\$598,268**

Loan-to-Value

**23%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$7,477 (2025)</b> |
| Assessed Value        | <b>\$682,066</b>      |
| Previous Assessed     | <b>\$668,693</b>      |
| Assessor Market Value | <b>\$666,090</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| Style         | <b>Traditional/Old</b>         |
| County        | <b>RIVERSIDE</b>               |
| Lot (acres)   | <b>0.28</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Roof          | <b>Tile</b>                    |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |
| Fireplace     | <b>Yes</b>                     |
| Garage        | <b>Garage, Attached</b>        |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                               | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------|------------------------------------|-----------|--------------------|--------|
| <b>Jun 15, 2026</b> | Financing | Mortgage                           |           |                    | \$180K |
| <b>Apr 25, 2022</b> | Financing | Affidavit Of Death Of Joint Tenant |           |                    |        |
| <b>Apr 25, 2019</b> | Resale    | Grant Deed                         | \$590,000 | \$263              | \$502K |
| <b>May 7, 2019</b>  | Quitclaim | Quit Claim Transfer                |           |                    |        |
| <b>Apr 12, 2011</b> | Quitclaim | Quit Claim Transfer                |           |                    |        |
| <b>Apr 12, 2011</b> | Quitclaim | Quit Claim Transfer                |           |                    |        |
| <b>Mar 17, 2009</b> | Resale    | Grant Deed                         | \$330,000 | \$147              |        |
| <b>Sep 24, 1992</b> | Resale    | Grant Deed                         | \$181,000 | \$81               | \$179K |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| William Howard Taft Elementary School | Elementary | KG–6   | 0.9 mi   |
| Amelia Earhart Middle School          | Middle     | 7–8    | 2.5 mi   |
| Martin Luther King High School        | High       | 9–12   | 2.9 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 92506

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>47,695</b><br>POPULATION | <b>\$109K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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