

Single Family Residence **RESIDENTIAL**

## 2898 RUMSEY DR

RIVERSIDE, CA 92506

**\$720,986** TopHap Estimate · \$304 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,371 ft<sup>2</sup>**

LIVING AREA

**0.33 ac**

LOT SIZE

**2016**

YEAR BUILT

**1**

STORIES

**2**

PARKING

### VALUATION

**\$721K**

\$677K low

\$765K high

Last Sale

**\$489,000 · Nov 10, 2016**

Est. Owner Equity

**\$475,986**

Loan-to-Value

**35%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,364 (2025) |
| Assessed Value        | \$578,868      |
| Previous Assessed     | \$567,519      |
| Assessor Market Value | \$657,810      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.33                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jul 8, 2019  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Oct 12, 2016 | Resale    | Grant Deed          | \$489,000 | \$206              | \$195K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Poly High School                    | High       | 9–12   | 0.4 mi   |
| Louisa May Alcott Elementary School | Elementary | KG–6   | 0.6 mi   |
| Matthew Gage 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 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 | <b>Absentee owner</b> |
|-----------|-----------------------|