

Single Family Residence

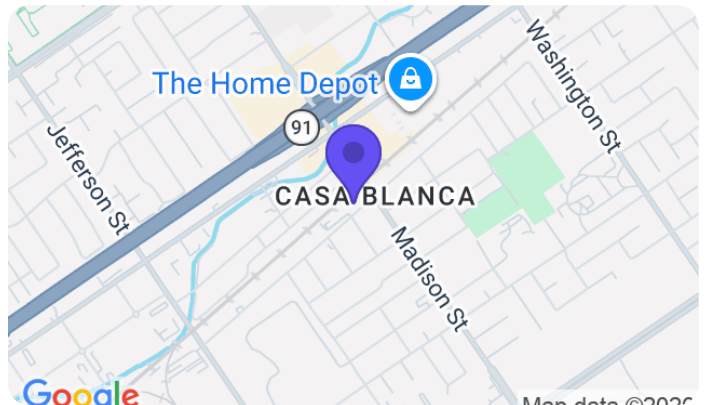
RESIDENTIAL

7539 EVANS ST

RIVERSIDE, CA 92504

\$428,226

TopHap Estimate · \$427 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

1,004 ft²

LIVING AREA

0.15 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

VALUATION

\$428K

\$396K low

\$460K high

Last Sale

\$390,000 · Nov 4, 2021

Est. Owner Equity

\$240,726

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$4,506 (2025)
Assessed Value	\$405,910
Previous Assessed	\$397,952
Assessor Market Value	\$342,540

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.15
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

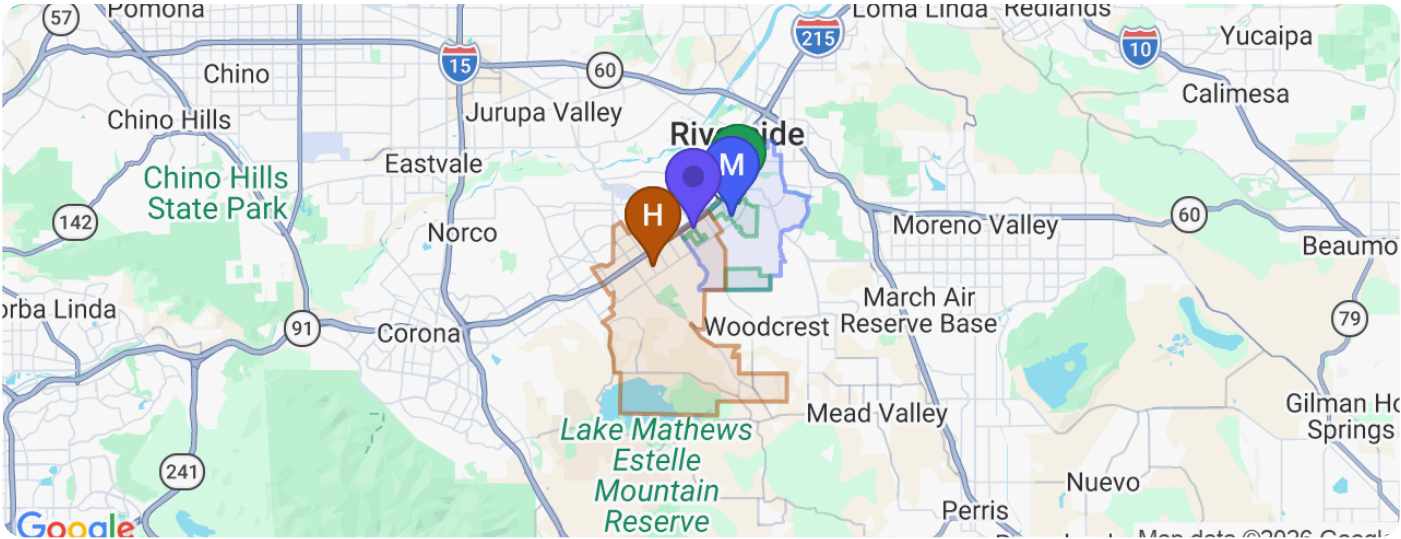
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 27, 2023	Resale	Grant Deed	\$250,000	\$249	\$188K
Oct 21, 2021	Financing	Intrafamily Transfer			\$378K
Jul 1, 2021	Resale	Grant Deed	\$390,000	\$388	\$378K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matthew Gage Middle School	Middle	7–8	1.5 mi
Victoria Elementary School	Elementary	KG–6	1.8 mi
Arlington High School	High	9–12	2.0 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 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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