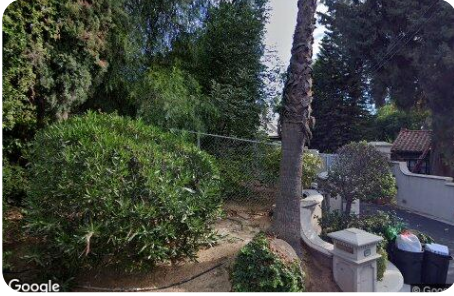


Single Family Residence **RESIDENTIAL**

2863 RUMSEY DR

RIVERSIDE, CA 92506

\$2,168,577 TopHap Estimate · \$318 / ft² · confidence 87 · as of Jul 14, 2026



5

BEDS

5.8

BATHS

6,817 ft²

LIVING AREA

0.45 ac

LOT SIZE

1960

YEAR BUILT

2

STORIES

5

PARKING

VALUATION

\$2.2M

\$1.9M low

\$2.4M high

Last Sale

\$845,000 · Aug 29, 2003

Est. Owner Equity

\$1,832,577

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$13,320 (2025)
Assessed Value	\$1,225,420
Previous Assessed	\$1,201,393
Assessor Market Value	\$1,534,950

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.45
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 18, 2003	Quitclaim	Quit Claim Transfer			
Aug 29, 2003	Resale	Grant Deed	\$845,000	\$124	\$225K
Jan 11, 1994	Quitclaim	Quit Claim Transfer			
Jul 1, 1988	Quitclaim	Quit Claim Transfer			\$150K
Jul 1, 1988	Resale	Trustees Deed	\$200,000	\$29	
Mar 1, 1988	Resale	Grant Deed	\$200,000	\$29	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Poly High School	High	9–12	0.4 mi
Louisa May Alcott Elementary School	Elementary	KG–6	0.5 mi
Matthew Gage Middle School	Middle	7–8	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 92506

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K 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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