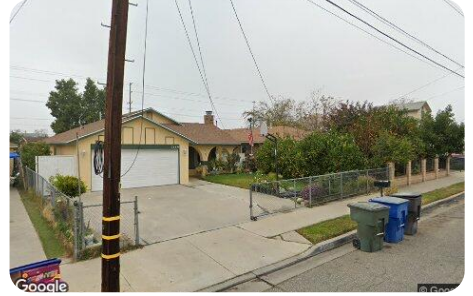


Single Family Residence **RESIDENTIAL**

# 7465 DIAMOND ST

RIVERSIDE, CA 92504

**\$388,238** TopHap Estimate · \$376 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**1,032 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1951**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$388K**

**\$371K low**

**\$406K high**

Est. Owner Equity

**\$388,238**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$386 (2025) |
| Assessed Value        | \$29,429     |
| Previous Assessed     | \$28,853     |
| Assessor Market Value | \$251,280    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.12                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE        | TYPE              | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN |
|-------------|-------------------|---------------------|-------|--------------------|------|
| Sep 4, 2018 | Recorded document | Affidavit Of Death  |       |                    |      |
| Sep 4, 2018 | Quitclaim         | Quit Claim Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Matthew Gage Middle School         | Middle     | 7–8    | 1.4 mi   |
| Thomas Jefferson Elementary School | Elementary | KG–6   | 1.5 mi   |
| Arlington High School              | High       | 9–12   | 2.1 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 92504

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>56,759</b><br>POPULATION | <b>\$80K</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> |
|-----------|-----------------------|