

Single Family Residence **RESIDENTIAL**

## 3274 REDWOOD DR

RIVERSIDE, CA 92501

**\$654,559** TopHap Estimate · \$424 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026

**3**

BEDS

**1.5**

BATHS

**1,543 ft<sup>2</sup>**

LIVING AREA

**0.26 ac**

LOT SIZE

**1930**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

### VALUATION

**\$655K**

\$617K low

\$692K high

Last Sale

**\$489,000 · May 4, 2017**

Est. Owner Equity

**\$230,459**

Loan-to-Value

**59%**

### TAX & ASSESSMENT

Property Tax

**\$3,022 (2025)**

Assessed Value

**\$278,767**

Previous Assessed

**\$273,302**

Assessor Market Value

**\$643,500**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Traditional/Old         |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.26                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Sep 6, 2018  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Mar 29, 2017 | Resale    | Grant Deed          | \$489,000 | \$317              | \$424K |
| Mar 21, 2005 | Resale    | Grant Deed          | \$424,000 | \$275              | \$274K |
| Nov 18, 1993 | Resale    | Grant Deed          | \$147,000 | \$95               | \$146K |
| Jan 30, 1991 | Resale    | Grant Deed          | \$167,000 | \$108              | \$146K |

## ASSIGNED SCHOOLS

| SCHOOL                                       | LEVEL      | GRADES | DISTANCE |
|----------------------------------------------|------------|--------|----------|
| Bryant School of Arts and Innovation         | Elementary | KG–6   | 0.1 mi   |
| Central Middle School of Arts and Innovation | Middle     | 7–8    | 1.4 mi   |
| Poly High School                             | High       | 9–12   | 2.8 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 92501

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>98</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>22,671</b><br>POPULATION | <b>\$69K</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>Owner occupied</b> |
|-----------|-----------------------|