

Single Family Residence **RESIDENTIAL**

4473 FOREST ST

RIVERSIDE, CA 92507

\$502,799 TopHap Estimate · \$524 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

960 ft²

LIVING AREA

0.15 ac

LOT SIZE

1929

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$503K

\$477K low

\$529K high

Last Sale

\$450,000 · Jan 19, 2023

Est. Owner Equity

\$212,299

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$5,262 (2025)
Assessed Value	\$477,542
Previous Assessed	\$468,179
Assessor Market Value	\$444,690

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 29, 2023	Financing	Grant Deed			\$291K
Jan 14, 2023	Resale	Grant Deed	\$450,000	\$469	
Aug 11, 2022	Resale	Grant Deed	\$361,500	\$377	
Aug 22, 2022	Resale	Grant Deed	\$325,000	\$339	
Jul 5, 2022	Financing	Intrafamily Transfer			
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Middle School of Arts and Innovation	Middle	7–8	1.1 mi
Poly High School	High	9–12	1.3 mi
Magnolia Elementary School	Elementary	KG–6	1.5 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 92507

112 CRIME INDEX	105 AIR POLLUTION	64,491 POPULATION	\$66K MEDIAN IN-COME	63°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Absentee owner
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