

Single Family Residence **RESIDENTIAL**

2732 HORACE ST

RIVERSIDE, CA 92506

\$609,865 TopHap Estimate · \$421 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,450 ft²

LIVING AREA

0.19 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$610K

\$586K low

\$634K high

Last Sale

\$175,000 · Sep 24, 2010

Est. Owner Equity

\$261,865

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$3,628 (2025)
Assessed Value	\$327,416
Previous Assessed	\$320,997
Assessor Market Value	\$529,650

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 27, 2021	Financing	Intrafamily Transfer			\$348K
Dec 14, 2016	Financing	Intrafamily Transfer			\$197K
Sep 7, 2010	Quitclaim	Quit Claim Transfer			
Sep 7, 2010	Resale	Grant Deed	\$350,000	\$241	\$173K
Nov 18, 2005	Financing	Intrafamily Transfer			\$198K
Jun 11, 2004	Quitclaim	Quit Claim Transfer			
Jul 7, 1999	Quitclaim	Quit Claim Transfer			
Nov 20, 1997	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matthew Gage Middle School	Middle	7–8	0.2 mi
Victoria Elementary School	Elementary	KG–6	0.4 mi
Poly High School	High	9–12	0.9 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.

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 NEIGHBORHOOD · ZIP 92506



Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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