

Single Family Residence **RESIDENTIAL**

## 2730 AUTUMN RIDGE PL

RIVERSIDE, CA 92506

**\$1,033,269** TopHap Estimate · \$345 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**4**

BEDS

**2.8**

BATHS

**2,995 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**2000**

YEAR BUILT

**2**

STORIES

**2**

PARKING

### VALUATION

**\$1M**

\$1M low

\$1.1M high

Last Sale

**\$915,000 · Apr 12, 2022**

Est. Owner Equity

**\$301,269**

Loan-to-Value

**73%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,857 (2025) |
| Assessed Value        | \$990,423       |
| Previous Assessed     | \$971,004       |
| Assessor Market Value | \$799,200       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.28                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|----------------------|-----------|--------------------|--------|
| Dec 26, 2024 | Financing       | Intrafamily Transfer |           |                    |        |
| Mar 16, 2022 | Resale          | Grant Deed           | \$915,000 | \$306              | \$732K |
| Feb 3, 2006  | Resale          | Grant Deed           | \$749,000 | \$250              | \$599K |
| Feb 24, 2004 | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| Nov 14, 2002 | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| Oct 4, 2002  | Non-arms-length | Grant Deed           | \$425,000 | \$142              | \$237K |
| Apr 18, 2000 | Resale          | Grant Deed           | \$259,500 | \$87               | \$233K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| George Washington Elementary School | Elementary | KG–6   | 0.3 mi   |
| Matthew Gage Middle School          | Middle     | 7–8    | 0.7 mi   |
| Arlington High School               | High       | 9–12   | 2.7 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>47,695</b><br>POPULATION | <b>\$109K</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> |
|-----------|-----------------------|