

Single Family Residence **RESIDENTIAL**

CA

\$774,345 TopHap Estimate · \$270 / ft² · confidence 89 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,870 ft²
LIVING AREA

0.18 ac
LOT SIZE

2018
YEAR BUILT

1
STORIES

VALUATION

\$774K

\$693K low

\$856K high

Last Sale

\$740,000 · Jan 24, 2025

Est. Owner Equity

\$774,345

TAX & ASSESSMENT

Property Tax	\$11,089 (2025)
Assessed Value	\$754,800
Previous Assessed	\$605,750

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

35
 FLOOD

97
 WILDFIRE

66
 HEAT

10
 STORM

39
 DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 23, 2025	Financing	Intrafamily Transfer			
Dec 23, 2024	Financing	Affidavit Of Death Of Joint Tenant			
Dec 23, 2024	Resale	Grant Deed	\$740,000	\$258	
Jan 24, 2025	Financing	Intrafamily Transfer			\$400K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highgrove Elementary School	Elementary	KG–6	1.6 mi
University Heights Middle School	Middle	7–8	2.8 mi
John W. North High School	High	9–12	3.4 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.

OWNERSHIP

Occupancy	Absentee owner
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