

Single Family Residence **RESIDENTIAL**

7075 LABAN LN

RIVERSIDE, CA 92507

\$809,692 TopHap Estimate · \$301 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2,691 ft²

LIVING AREA

0.22 ac

LOT SIZE

2018

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$810K

\$705K low

\$915K high

Last Sale

\$396,000 · Oct 7, 2025

Est. Owner Equity

\$96,892

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$7,865 (2025)
Assessed Value	\$792,000
Previous Assessed	\$581,799
Assessor Market Value	\$539,730

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.22
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	Yes

CLIMATE RISK

35 FLOOD	96 WILDFIRE	66 HEAT	10 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 2, 2025	Resale	Grant Deed	\$792,000	\$294	\$713K
Jul 17, 2018	Resale	Grant Deed	\$488,500	\$182	\$453K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highgrove Elementary School	Elementary	KG–6	1.1 mi
University Heights Middle School	Middle	7–8	2.7 mi
John W. North High School	High	9–12	3.3 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	Owner occupied
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