

Single Family Residence

RESIDENTIAL

7789 RIVER GULCH RD

RIVERSIDE, CA 92507



5

BEDS

2.8

BATHS

3,127 ft²

LIVING AREA

0.24 ac

LOT SIZE

2022

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

Last Sale

\$436,500 · May 5, 2022

TAX & ASSESSMENT

Property Tax

\$14,826 (2025)

Assessed Value

\$944,953

Previous Assessed

\$926,425

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.24
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

40 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
Jun 7, 2022	Financing	Grant Deed			
Mar 10, 2022	Financing	Intrafamily Transfer			
Mar 15, 2022	Resale	Grant Deed	\$873,000	\$279	\$567K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highgrove Elementary School	Elementary	KG–6	2.1 mi
University Heights Middle School	Middle	7–8	3.0 mi
John W. North High School	High	9–12	3.6 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
---------------------------	-----------------------------	-----------------------------	------------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------