

Single Family Residence **RESIDENTIAL**

7777 RIVER GULCH RD

RIVERSIDE, CA 92507

\$762,392 TopHap Estimate · \$321 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,375 ft²

LIVING AREA

0.23 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$762K

\$734K low

\$791K high

Last Sale

\$370,000 · Jul 3, 2025

Est. Owner Equity

\$262,392

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$13,326 (2025)
Assessed Value	\$740,000
Previous Assessed	\$798,216

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.23
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

49
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 17, 2025	Resale	Grant Deed	\$740,000	\$312	\$500K
Aug 6, 2022	Financing	Intrafamily Transfer			
Apr 12, 2022	Resale	Grant Deed	\$752,500	\$317	\$677K

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	Owner occupied
-----------	----------------