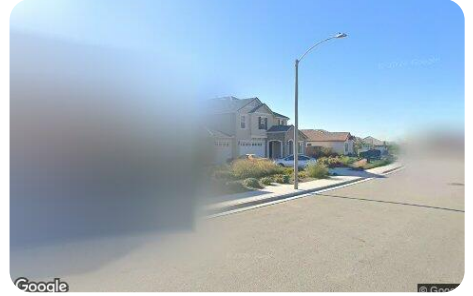


Single Family Residence **RESIDENTIAL**

7657 RIVER GULCH RD

RIVERSIDE, CA 92507

\$1,052,558 TopHap Estimate · \$307 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

1.5

BATHS

3,431 ft²

LIVING AREA

0.29 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.1M

\$977K low

\$1.1M high

Last Sale

\$1,005,000 · Mar 14, 2022

Est. Owner Equity

\$298,808

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$16,380 (2025)
Assessed Value	\$1,087,844
Previous Assessed	\$1,066,514
Assessor Market Value	\$880,470

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.29
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

39
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 10, 2022	Resale	Grant Deed	\$1,005,000	\$293	\$754K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highgrove Elementary School	Elementary	KG–6	2.0 mi
University Heights Middle School	Middle	7–8	2.9 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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