

Single Family Residence **RESIDENTIAL**

7633 RIVER GULCH RD

RIVERSIDE, CA 92507

\$880,000 TopHap Estimate · confidence 94 · as of Jul 14, 2026



0.28 ac
LOT SIZE

VALUATION

\$880K

\$825K low

\$935K high

Last Sale

\$800,000 · Feb 17, 2022

Est. Owner Equity

\$280,000

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$9,375 (2025)
Assessed Value	\$451,090
Previous Assessed	\$442,246
Assessor Market Value	\$701,820

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.28
Pool	No

CLIMATE RISK

63 FLOOD	97 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
Dec 10, 2021	Resale	Grant Deed	\$800,000		\$600K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highgrove Elementary School	Elementary	KG–6	1.9 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	Owner occupied
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