

Single Family Residence

RESIDENTIAL

7548 RUBYRED GLEN DR

RIVERSIDE, CA 92507



3

BEDS

2.3

BATHS

1,869 ft<sup>2</sup>

LIVING AREA

0.14 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

Last Sale

\$313,000 · May 9, 2024

TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$10,746 (2025) |
| Assessed Value    | \$651,275       |
| Previous Assessed | \$638,505       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.14                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

|                   |                       |                   |                    |                      |
|-------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>96</b><br>WILDFIRE | <b>66</b><br>HEAT | <b>10</b><br>STORM | <b>39</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------|-----------|--------------------|--------|
| Mar 13, 2024 | Financing | Grant Deed |           |                    |        |
| Jan 24, 2024 | Resale    | Grant Deed | \$626,000 | \$335              | \$438K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Highgrove Elementary School      | Elementary | KG–6   | 1.0 mi   |
| University Heights Middle School | Middle     | 7–8    | 2.2 mi   |
| John W. North High School        | High       | 9–12   | 2.9 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>64,491</b><br>POPULATION | <b>\$66K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|