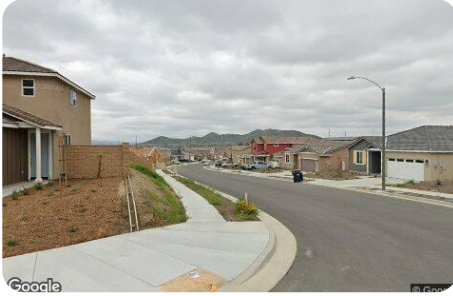


Single Family Residence **RESIDENTIAL**

30228 CASCADE RANGE ST

MENIFEE, CA 92585

\$507,784 TopHap Estimate · \$275 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.3

BATHS

1,844 ft²

LIVING AREA

0.14 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$508K

\$474K low

\$541K high

Last Sale

\$476,000 · Nov 22, 2023

Est. Owner Equity

\$29,604

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$9,095 (2025)
Assessed Value	\$495,222
Previous Assessed	\$485,512

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

10
FLOOD

87
WILDFIRE

64
HEAT

11
STORM

87
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 26, 2023	Financing	Intrafamily Transfer			
Oct 19, 2023	Resale	Grant Deed	\$476,000	\$258	\$460K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Heritage High School	High	9–12	1.3 mi
Boulder Ridge Elementary School	Elementary	KG–5	1.6 mi
Ethan A. Chase Middle School	Middle	6–8	1.6 mi

District: Perris Union High 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 92585

50 CRIME INDEX	108 AIR POLLUTION	24,439 POPULATION	\$97K 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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