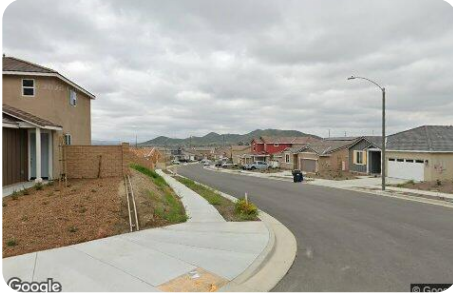


Single Family Residence **RESIDENTIAL**

30216 CASCADE RANGE ST

MENIFEE, CA 92585

\$547,873 TopHap Estimate · \$248 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,207 ft²

LIVING AREA

0.15 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$548K

\$518K low

\$578K high

Last Sale

\$497,500 · Dec 18, 2023

Est. Owner Equity

\$61,000

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$9,716 (2025)
Assessed Value	\$517,567
Previous Assessed	\$507,419

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.15
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
Nov 4, 2023	Resale	Grant Deed	\$497,500	\$225	\$487K

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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------