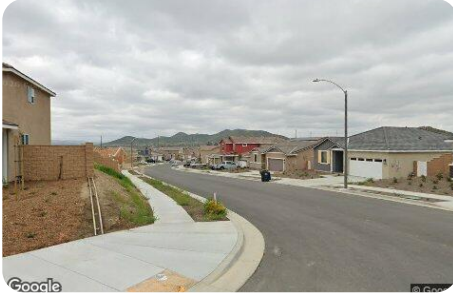


Single Family Residence **RESIDENTIAL**

30156 CASCADE RANGE ST

MENIFEE, CA 92585

\$533,088 TopHap Estimate · \$274 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,948 ft²

LIVING AREA

0.14 ac

LOT SIZE

2023

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$533K

\$500K low

\$566K high

Last Sale

\$528,500 · Mar 1, 2024

Est. Owner Equity

\$41,597

Loan-to-Value

95%

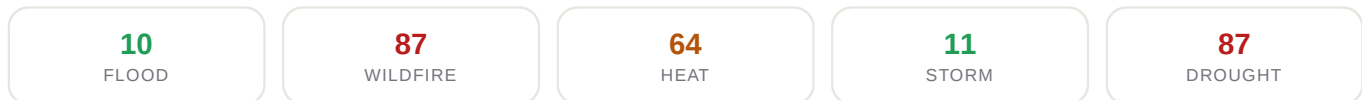
TAX & ASSESSMENT

Property Tax	\$9,835 (2025)
Assessed Value	\$549,833
Previous Assessed	\$539,053

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



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 1, 2024	Financing	Intrafamily Transfer			
Feb 28, 2024	Financing	Intrafamily Transfer			
Feb 5, 2024	Resale	Grant Deed	\$528,500	\$271	\$491K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Heritage High School	High	9–12	1.3 mi
Boulder Ridge Elementary School	Elementary	KG–5	1.5 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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