

Single Family Residence

RESIDENTIAL

3075 WATERMOUNT ST

RIVERSIDE, CA 92501

\$578,999 TopHap Estimate · \$312 / ft² · confidence 95 · as of Jun 25, 2026



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3

BEDS

2.5

BATHS

1,855 ft²

LIVING AREA

3,049 ft²

LOT SIZE

2003

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$579K

\$552K low

\$606K high

Last Sale

\$302,000 · Oct 1, 2015

Est. Owner Equity

\$251,999

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$4,739 (2025)
Assessed Value	\$364,646
Previous Assessed	\$357,497
Assessor Market Value	\$402,930

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.07
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 17, 2015	Resale	Grant Deed	\$302,000	\$163	\$302K
Sep 15, 2015	Quitclaim	Quit Claim Transfer			
May 30, 2015	Resale	Grant Deed	\$285,000	\$154	
Aug 7, 2013	Resale	Grant Deed	\$212,000	\$114	\$170K
Aug 12, 2008	Resale	Grant Deed	\$212,000	\$114	
Aug 29, 2007	Non-arms-length	Trustees Deed	\$315,900	\$170	
Jun 1, 2007	Foreclosure sale	Trustees Deed	\$4,280	\$2	
Sep 30, 2004	Resale	Grant Deed	\$355,000	\$191	\$284K
Dec 29, 2003	Resale	Grant Deed	\$266,000	\$143	\$213K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fremont Elementary School	Elementary	KG–6	0.7 mi
Central Middle School of Arts and Innovation	Middle	7–8	1.5 mi

Poly High School

High

9–12

2.6 mi

District: Riverside Unified School District



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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 92501

98

CRIME INDEX

108

AIR POLLUTION

22,671

POPULATION

\$69K

MEDIAN IN-COME

64°F

AVG TEMP

68%

SUNSHINE

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

OWNERSHIP

Occupancy

Absentee owner