

Single Family Residence

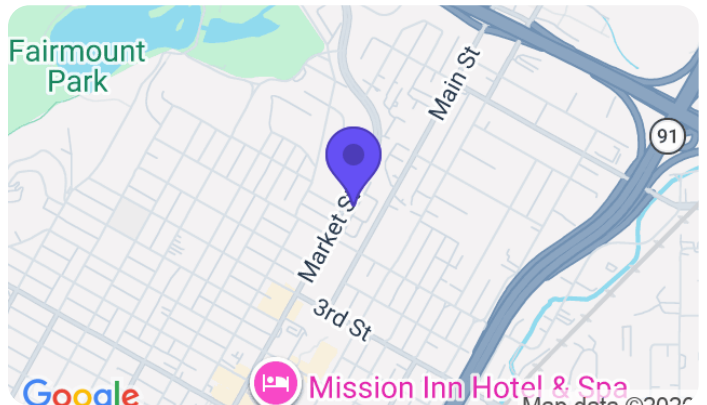
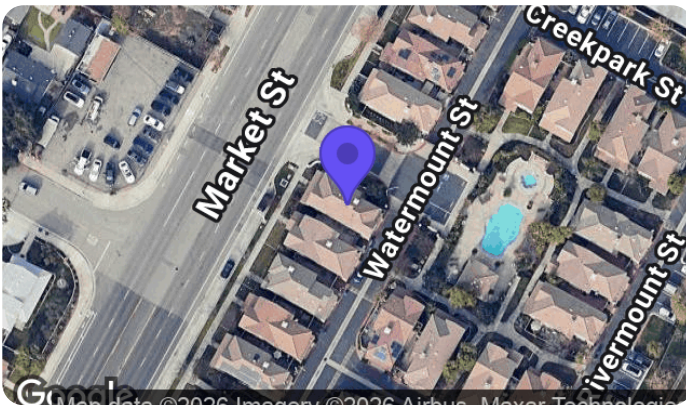
RESIDENTIAL

2965 WATERMOUNT ST

RIVERSIDE, CA 92501

\$621,086

TopHap Estimate · \$335 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,855 ft²

LIVING AREA

3,485 ft²

LOT SIZE

2003

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$621K

\$595K low

\$647K high

Last Sale

\$559,000 · Jul 27, 2022

Est. Owner Equity

\$80,743

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$7,148 (2025)
Assessed Value	\$593,214
Previous Assessed	\$581,583
Assessor Market Value	\$379,260

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.08
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

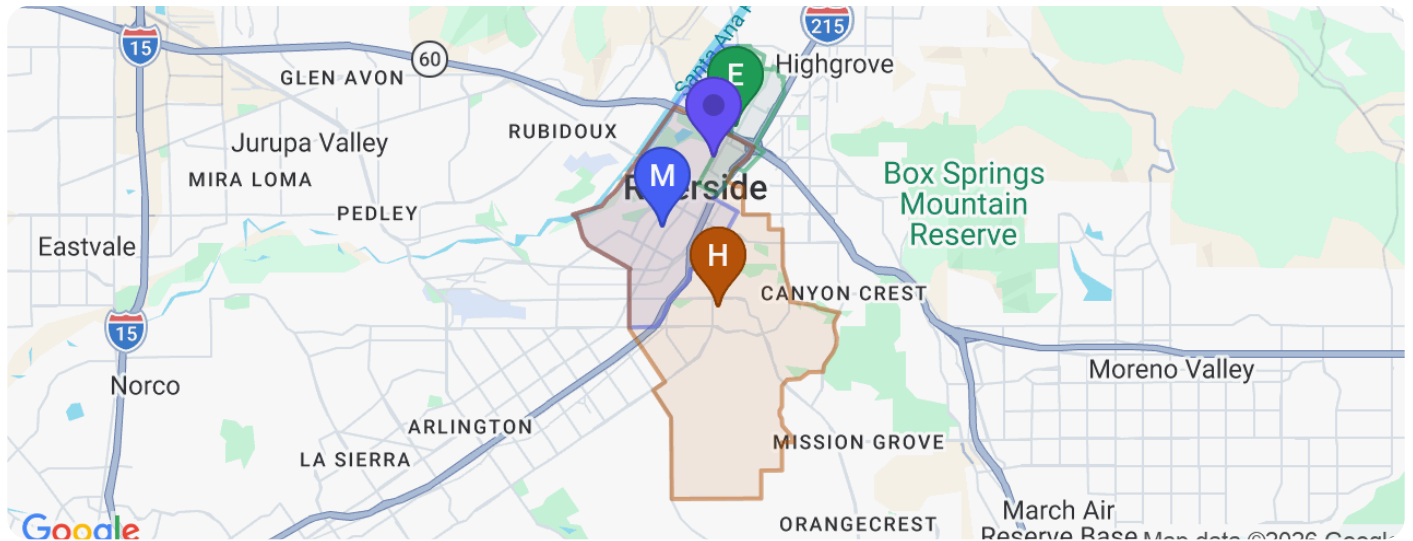
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 30, 2022	Resale	Grant Deed	\$559,000	\$301	\$540K
Sep 23, 2021	Financing	Intrafamily Transfer			\$305K
Aug 10, 2009	Resale	Grant Deed	\$185,000	\$100	\$182K
Jun 17, 2009	Non-arms-length	Trustees Deed	\$161,049	\$87	
Dec 4, 2006	Resale	Grant Deed	\$395,000	\$213	\$316K
Oct 30, 2003	Resale	Grant Deed	\$257,000	\$139	\$184K

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	1.6 mi
Poly High School	High	9–12	2.7 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 92501

98 CRIME INDEX	108 AIR POLLUTION	22,671 POPULATION	\$69K MEDIAN IN-COME	64°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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