

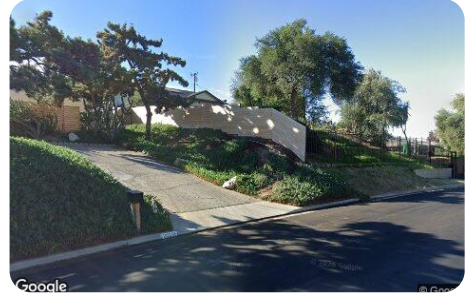
Single Family Residence

RESIDENTIAL

20106 WESTPOINT DR

RIVERSIDE, CA 92507

\$677,689 TopHap Estimate · \$328 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

2,064 ft²

LIVING AREA

0.27 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

VALUATION

\$678K

\$655K low

\$700K high

Last Sale

\$297,500 · Sep 8, 2023

Est. Owner Equity

\$372,729

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$6,888 (2025)
Assessed Value	\$619,037
Previous Assessed	\$606,900
Assessor Market Value	\$464,850

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.27
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 8, 2026	Quitclaim	Quit Claim Transfer			
Aug 8, 2023	Financing	Intrafamily Transfer			
Aug 10, 2023	Resale	Grant Deed	\$595,000	\$288	
Sep 6, 2019	Resale	Grant Deed	\$422,500	\$205	\$401K
Jun 30, 2015	Resale	Grant Deed	\$340,000	\$165	\$334K
Mar 25, 2011	Resale	Grant Deed	\$160,000	\$78	\$128K
Dec 23, 2010	Non-arms-length	Trustees Deed	\$170,500	\$83	
Jul 27, 2006	Resale	Grant Deed	\$382,500	\$185	\$296K
May 16, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Seneca Elementary School	Elementary	KG–6	1.0 mi
Vista Heights Middle School	Middle	6–8	3.1 mi

Canyon Springs High School	High	9–12	3.2 mi
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District: Moreno Valley 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 92507

112 CRIME INDEX	105 AIR POLLUTION	64,491 POPULATION	\$66K 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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