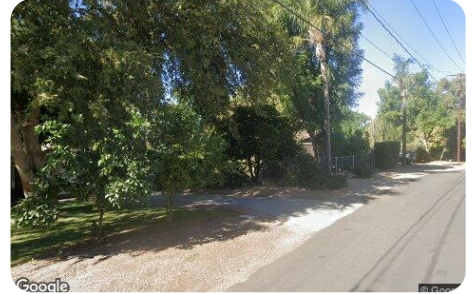
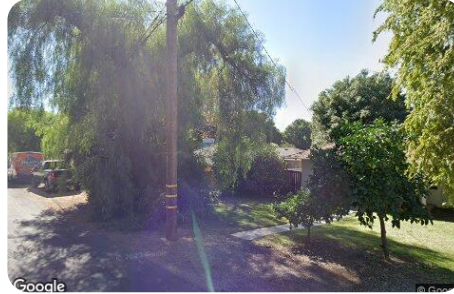


Single Family Residence **RESIDENTIAL**

1981 RINCON AVE

RIVERSIDE, CA 92506

\$747,752 TopHap Estimate · \$387 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.8

BATHS

1,930 ft²

LIVING AREA

0.29 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$748K

\$717K low

\$778K high

Last Sale

\$460,000 · Nov 3, 2017

Est. Owner Equity

\$332,752

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$5,874 (2025)
Assessed Value	\$533,863
Previous Assessed	\$523,396
Assessor Market Value	\$547,830

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.29
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 24, 2020	Financing	Intrafamily Transfer			\$415K
Oct 17, 2017	Resale	Grant Deed	\$460,000	\$238	\$368K
Jun 2, 2010	Resale	Grant Deed	\$330,000	\$171	\$301K
Oct 27, 2004	Recorded document	Grant Deed			
Oct 29, 2004	Resale	Grant Deed	\$435,000	\$225	
Oct 29, 2004	Recorded document	Grant Deed			
Oct 23, 2003	Resale	Grant Deed	\$233,000	\$121	\$163K
Mar 10, 2003	Recorded document	Grant Deed			
Mar 10, 2003	Quitclaim	Quit Claim Transfer			
Mar 10, 2003	Quitclaim	Quit Claim Transfer			\$139K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Louisa May Alcott Elementary School	Elementary	KG–6	0.6 mi
Poly High School	High	9–12	0.9 mi
Matthew Gage Middle School	Middle	7–8	1.9 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 92506

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K 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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