

Duplex (2 Units, Any Combination)

RESIDENTIAL

2121 DOWN ST

RIVERSIDE, CA 92507



4

BEDS

2

BATHS

1,584 ft²

LIVING AREA

0.14 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

1

PARKING

TAX & ASSESSMENT

Property Tax	\$6,524 (2025)
Assessed Value	\$591,599
Previous Assessed	\$580,000

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	RIVERSIDE
Lot (acres)	0.14

Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 25, 2026	Financing	Intrafamily Transfer			
Feb 24, 2026	Resale	Grant Deed	\$625,000	\$395	\$614K
Dec 17, 2024	Financing	Grant Deed			
Jun 7, 2023	Resale	Grant Deed	\$569,000	\$359	\$559K
Jun 3, 2021	Financing	Grant Deed			
Sep 27, 2018	Quitclaim	Quit Claim Transfer			
Sep 27, 2018	Financing	Intrafamily Transfer			\$231K
Mar 26, 2013	Quitclaim	Quit Claim Transfer			
Nov 8, 2005	Quitclaim	Quit Claim Transfer			
Aug 19, 2004	Quitclaim	Quit Claim Transfer			\$189K
Aug 22, 2003	Resale	Grant Deed	\$185,000	\$117	\$148K
Sep 30, 1998	Resale	Grant Deed	\$81,500	\$51	\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John W. North High School	High	9–12	1.0 mi
University Heights Middle School	Middle	7–8	1.2 mi
Highgrove Elementary School	Elementary	KG–6	2.2 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 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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