

Single Family Residence **RESIDENTIAL**

# 3850 LARCHWOOD PL

RIVERSIDE, CA 92506

**\$595,598** TopHap Estimate · \$485 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**1,227 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1920**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$596K**

\$576K low

\$615K high

Last Sale

**\$525,000 · Jan 11, 2023**

Est. Owner Equity

**\$595,598**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,050 (2025) |
| Assessed Value        | \$557,133      |
| Previous Assessed     | \$546,210      |
| Assessor Market Value | \$445,860      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.18                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Mar 20, 2025 | Financing | Intrafamily Transfer |           |                    |        |
| Jan 4, 2023  | Resale    | Grant Deed           | \$525,000 | \$428              |        |
| Jun 25, 2021 | Resale    | Grant Deed           | \$507,000 | \$413              | \$340K |
| Oct 11, 2012 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Oct 11, 2012 | Quitclaim | Quit Claim Transfer  |           |                    | \$265K |
| Apr 3, 2006  | Financing | Grant Deed           |           |                    | \$274K |
| Aug 29, 2002 | Resale    | Grant Deed           | \$186,500 | \$152              | \$184K |
| Mar 30, 2000 | Resale    | Grant Deed           | \$130,000 | \$106              |        |
| Dec 30, 1999 | Resale    | Trustees Deed        | \$98,498  | \$80               |        |
| Sep 1, 1988  | Resale    | Grant Deed           | \$90,000  | \$73               | \$91K  |

## ASSIGNED SCHOOLS

| SCHOOL                                       | LEVEL      | GRADES | DISTANCE |
|----------------------------------------------|------------|--------|----------|
| Central Middle School of Arts and Innovation | Middle     | 7–8    | 0.2 mi   |
| Magnolia Elementary School                   | Elementary | KG–6   | 0.6 mi   |
| Poly High School                             | High       | 9–12   | 1.6 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>47,695</b><br>POPULATION | <b>\$109K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|