

Triplex (3 Units, Any Combination)

**RESIDENTIAL**

**3957 1ST ST**

RIVERSIDE, CA 92501



**4**

BEDS

**2.5**

BATHS

**1,951 ft²**

LIVING AREA

**0.16 ac**

LOT SIZE

**1938**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

Last Sale

**\$275,000 · Jan 31, 2017**

## TAX & ASSESSMENT

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$3,663 (2025)</b> |
| Assessed Value    | <b>\$325,536</b>      |
| Previous Assessed | <b>\$319,154</b>      |

## PROPERTY FACTS

|               |                                           |
|---------------|-------------------------------------------|
| Property Type | <b>Triplex (3 Units, Any Combination)</b> |
| Style         | <b>Triplex</b>                            |
| County        | <b>RIVERSIDE</b>                          |
| Lot (acres)   | <b>0.16</b>                               |
| Construction  | <b>Wood (Unspecified)</b>                 |
| Roof          | <b>Rock / Gravel</b>                      |
| Heating       | <b>Central</b>                            |
| Cooling       | <b>Central</b>                            |
| Fireplace     | <b>Yes</b>                                |
| Garage        | <b>Garage, Attached</b>                   |
| Pool          | <b>No</b>                                 |

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|---------------------|-----------|--------------------|--------|
| <b>May 17, 2017</b> | Financing         | Grant Deed          |           |                    | \$2.7M |
| <b>May 10, 2017</b> | Quitclaim         | Quit Claim Transfer |           |                    |        |
| <b>Feb 1, 2017</b>  | Recorded document | Grant Deed          |           |                    |        |
| <b>Jan 5, 2006</b>  | Quitclaim         | Quit Claim Transfer |           |                    |        |
| <b>Apr 12, 2002</b> | Resale            | Grant Deed          | \$115,000 | \$59               | \$114K |
| <b>May 31, 2001</b> | Non-arms-length   | Grant Deed          | \$74,436  | \$38               |        |
| <b>Jan 26, 2001</b> | Non-arms-length   | Trustees Deed       | \$148,871 | \$76               |        |
| <b>Sep 30, 1999</b> | Resale            | Grant Deed          | \$137,500 | \$70               | \$136K |

## ASSIGNED SCHOOLS

| SCHOOL                                              | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------------------|------------|--------|----------|
| <b>Bryant School of Arts and Innovation</b>         | Elementary | KG–6   | 0.3 mi   |
| <b>Central Middle School of Arts and Innovation</b> | Middle     | 7–8    | 1.5 mi   |
| <b>Poly High School</b>                             | 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>98</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>22,671</b><br>POPULATION | <b>\$69K</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 | <b>Absentee owner</b> |
|-----------|-----------------------|