

Single Family Residence **RESIDENTIAL**

# 19725 MT WASATCH DR

RIVERSIDE, CA 92508

**\$738,991** TopHap Estimate · \$364 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,032 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**2003**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$739K**

**\$713K low**

**\$765K high**

Last Sale

**\$635,000 · Jul 2, 2021**

Est. Owner Equity

**\$401,991**

Loan-to-Value

**42%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,534 (2025) |
| Assessed Value        | \$687,342      |
| Previous Assessed     | \$673,866      |
| Assessor Market Value | \$558,090      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Dec 28, 2023 | Financing | Intrafamily Transfer |           |                    |        |
| Dec 28, 2023 | Financing | Intrafamily Transfer |           |                    |        |
| Jun 16, 2021 | Resale    | Grant Deed           | \$635,000 | \$313              | \$337K |
| Aug 10, 2015 | Resale    | Grant Deed           | \$420,000 | \$207              | \$336K |
| Oct 14, 2011 | Financing | Intrafamily Transfer |           |                    | \$143K |
| Oct 14, 2011 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| May 12, 2003 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Feb 10, 2003 | Resale    | Grant Deed           | \$263,000 | \$129              | \$150K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Benjamin Franklin Elementary School | Elementary | KG–6   | 0.2 mi   |
| Amelia Earhart Middle School        | Middle     | 7–8    | 0.5 mi   |
| Martin Luther King High School      | High       | 9–12   | 1.0 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 92508

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>26</b><br>CRIME INDEX | <b>107</b><br>AIR POLLUTION | <b>37,730</b><br>POPULATION | <b>\$129K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|