

Single Family Residence **RESIDENTIAL**

2540 MONROE ST

RIVERSIDE, CA 92504

\$2,990,000 TopHap Estimate · \$631 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

4,741 ft²

LIVING AREA

4.79 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

VALUATION

\$3M

\$2.8M low

\$3.2M high

Last Sale

\$650,000 · Oct 30, 2002

Est. Owner Equity

\$2,690,000

Loan-to-Value

10%

TAX & ASSESSMENT

Property Tax	\$18,513 (2025)
Assessed Value	\$1,688,684
Previous Assessed	\$1,655,574
Assessor Market Value	\$1,406,880

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 18, 2022	Financing	Intrafamily Transfer			
Apr 10, 2008	Quitclaim	Quit Claim Transfer			
Oct 30, 2002	Resale	Grant Deed	\$650,000	\$137	\$520K
Apr 17, 2000	Financing	Grant Deed			\$340K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlington High School	High	9–12	0.7 mi
Chemawa Middle School	Middle	7–8	1.5 mi
Harrison Elementary School	Elementary	KG–6	1.5 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 92504

90 CRIME INDEX	105 AIR POLLUTION	56,759 POPULATION	\$80K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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