

Condominium

RESIDENTIAL

2804 MONROE ST

RIVERSIDE, CA 92504

\$524,816 TopHap Estimate · \$403 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,302 ft²

LIVING AREA

1,742 ft²

LOT SIZE

1974

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$525K

\$493K low

\$556K high

Est. Owner Equity

\$308,927

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$1,821 (2025)
Assessed Value	\$163,335
Previous Assessed	\$160,134
Assessor Market Value	\$297,270

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	RIVERSIDE
Lot (acres)	0.40
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 14, 2017	Quitclaim	Quit Claim Transfer			\$135K
Jun 18, 2010	Resale	Grant Deed	\$125,000	\$96	\$123K
Apr 30, 2002	Quitclaim	Quit Claim Transfer			
Apr 30, 2002	Resale	Grant Deed	\$131,000	\$101	\$105K
Jul 1, 1991	Resale	Grant Deed	\$101,000	\$78	\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlington High School	High	9–12	0.5 mi
Hawthorne Elementary School	Elementary	KG–6	0.9 mi
Chemawa Middle School	Middle	7–8	1.1 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
-----------	-----------------------