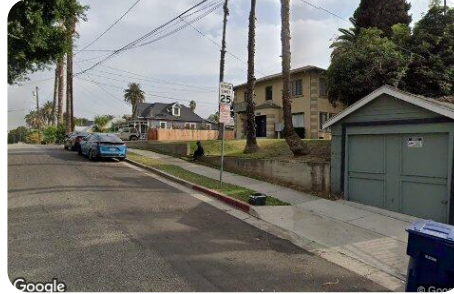


Single Family Residence **RESIDENTIAL**

# 3593 PROSPECT AVE

RIVERSIDE, CA 92501

**\$747,000** TopHap Estimate · \$395 / ft<sup>2</sup> · confidence 91 · as of Jun 23, 2026



**3**

BEDS

**2**

BATHS

**1,890 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1910**

YEAR BUILT

**2**

STORIES

**11**

ROOMS

**1**

PARKING

## VALUATION

**\$747K**

\$680K low

\$814K high

Last Sale

**\$345,000 · Sep 25, 2023**

Est. Owner Equity

**\$230,000**

Loan-to-Value

**69%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$3,970 (2025)</b> |
| Assessed Value        | <b>\$358,937</b>      |
| Previous Assessed     | <b>\$351,900</b>      |
| Assessor Market Value | <b>\$567,990</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>RIVERSIDE</b>               |
| Lot (acres)   | <b>0.11</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Roof          | <b>Rock / Gravel</b>           |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |
| Garage        | <b>Garage, Detached</b>        |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|---------------------|-----------|--------------------|--------|
| <b>Sep 22, 2023</b> | Resale            | Grant Deed          | \$345,000 | \$183              | \$410K |
| <b>Mar 26, 2018</b> | Resale            | Grant Deed          | \$200,000 | \$106              |        |
| <b>Jun 20, 2013</b> | Resale            | Grant Deed          | \$160,000 | \$85               | \$120K |
| <b>Jun 16, 2003</b> | Quitclaim         | Quit Claim Transfer |           |                    |        |
| <b>Jul 17, 1997</b> | Recorded document | Grant Deed          |           |                    |        |
| <b>Apr 11, 1997</b> | Resale            | Grant Deed          | \$94,500  | \$50               | \$94K  |
| <b>Feb 25, 1992</b> | Resale            | Grant Deed          | \$110,000 | \$58               |        |
| <b>Aug 2, 1991</b>  | Non-arms-length   | Trustees Deed       | \$137,154 | \$73               |        |
| <b>Aug 1, 1990</b>  | Resale            | Grant Deed          | \$165,000 | \$87               |        |
| <b>Jan 1, 1988</b>  | Quitclaim         | Quit Claim Transfer |           |                    | \$33K  |

## ASSIGNED SCHOOLS

| SCHOOL                                              | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------------------|------------|--------|----------|
| <b>Central Middle School of Arts and Innovation</b> | Middle     | 7–8    | 0.4 mi   |
| <b>Pachappa Elementary School</b>                   | Elementary | KG–6   | 1.3 mi   |

|                         |      |      |        |
|-------------------------|------|------|--------|
| <b>Poly High School</b> | 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 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> |
|-----------|-----------------------|