

Condominium

RESIDENTIAL

2802 MONROE ST

RIVERSIDE, CA 92504

\$465,500 TopHap Estimate · \$358 / ft² · confidence 94 · as of Jun 23, 2026



3

BEDS

1.5

BATHS

1,302 ft²

LIVING AREA

1,742 ft²

LOT SIZE

1974

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$466K

\$438K low

\$493K high

Last Sale

\$217,000 · Nov 10, 2015

Est. Owner Equity

\$400,500

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$2,894 (2025)
Assessed Value	\$262,013
Previous Assessed	\$256,876
Assessor Market Value	\$318,690

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
Nov 28, 2015	Quitclaim	Quit Claim Transfer			
Oct 20, 2015	Resale	Grant Deed	\$217,000	\$167	\$65K
Jun 4, 2015	Resale	Grant Deed	\$165,000	\$127	
Feb 18, 2015	Non-arms-length	Trustees Deed	\$246,010	\$189	
Dec 19, 2013	Foreclosure sale	Trustees Deed	\$19,721	\$15	
Dec 19, 2013	Foreclosure sale	Trustees Deed	\$19,721	\$15	
Jun 27, 2000	Resale	Grant Deed	\$90,000	\$69	\$89K

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

OWNERSHIP

Occupancy	Owner occupied
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