

Single Family Residence **RESIDENTIAL**

2861 GRATTON ST

RIVERSIDE, CA 92504

\$561,473 TopHap Estimate · \$411 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

1,365 ft²

LIVING AREA

0.19 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$561K

\$542K low

\$581K high

Last Sale

\$180,000 · Apr 30, 2010

Est. Owner Equity

\$325,473

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$3,805 (2025)
Assessed Value	\$343,634
Previous Assessed	\$336,897
Assessor Market Value	\$412,920

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 16, 2017	Quitclaim	Quit Claim Transfer			\$236K
Apr 23, 2010	Resale	Grant Deed	\$180,000	\$132	\$171K
Feb 7, 2007	Quitclaim	Quit Claim Transfer			
Jan 25, 2007	Financing	Intrafamily Transfer			\$246K
Nov 12, 1999	Non-arms-length	Grant Deed	\$261,818	\$192	\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlington High School	High	9–12	0.7 mi
Hawthorne Elementary School	Elementary	KG–6	1.0 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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