

Single Family Residence **RESIDENTIAL**

# 2868 SHALIMAR PL

RIVERSIDE, CA 92504

**\$581,337** TopHap Estimate · \$391 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2.8**

BATHS

**1,485 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**2003**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$581K**

\$540K low

\$623K high

Last Sale

**\$114,000 · Sep 15, 1999**

Est. Owner Equity

**\$427,337**

Loan-to-Value

**26%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,293 (2025) |
| Assessed Value        | \$211,787      |
| Previous Assessed     | \$207,636      |
| Assessor Market Value | \$429,480      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.15                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Mar 26, 2014 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Sep 15, 1999 | Resale    | Grant Deed          | \$114,000 | \$77               | \$103K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Arlington High School       | High       | 9–12   | 0.6 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>56,759</b><br>POPULATION | <b>\$80K</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>Owner occupied</b> |
|-----------|-----------------------|