

Single Family Residence **RESIDENTIAL**

4531 FOREST ST

RIVERSIDE, CA 92507

\$309,136 TopHap Estimate · \$954 / ft² · confidence 93 · as of Jul 14, 2026



1

BEDS

1.5

BATHS

324 ft²

LIVING AREA

2,178 ft²

LOT SIZE

1950

YEAR BUILT

1

STORIES

VALUATION

\$309K

\$289K low

\$329K high

Last Sale

\$200,000 · Jan 18, 2018

Est. Owner Equity

\$114,136

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$2,611 (2025)
Assessed Value	\$234,110
Previous Assessed	\$229,520
Assessor Market Value	\$290,160

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.05
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 11, 2020	Quitclaim	Quit Claim Transfer			\$195K
Jan 16, 2018	Resale	Grant Deed	\$200,000	\$617	\$196K
Jan 25, 2017	Quitclaim	Quit Claim Transfer			
Jan 19, 2017	Resale	Grant Deed	\$225,000	\$694	
Jan 20, 2017	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Middle School of Arts and Innovation	Middle	7–8	1.1 mi
Poly High School	High	9–12	1.2 mi
Magnolia Elementary School	Elementary	KG–6	1.5 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 92507

112 CRIME INDEX	105 AIR POLLUTION	64,491 POPULATION	\$66K MEDIAN IN-COME	63°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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