

Single Family Residence **RESIDENTIAL**

# 3653 GEARY PL

RIVERSIDE, CA 92501

**\$519,906** TopHap Estimate · \$472 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,102 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1955**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

## VALUATION

**\$520K**

\$505K low

\$534K high

Last Sale

**\$85,000 · Jan 19, 1999**

Est. Owner Equity

**\$319,906**

Loan-to-Value

**40%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$3,740 (2025)</b> |
| Assessed Value        | <b>\$337,723</b>      |
| Previous Assessed     | <b>\$331,102</b>      |
| Assessor Market Value | <b>\$334,620</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>RIVERSIDE</b>               |
| Lot (acres)   | <b>0.16</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>Jun 9, 2022</b>  | Financing | Affidavit Of Death Of Joint Tenant |          |                    | \$160K |
| <b>May 31, 2017</b> | Quitclaim | Quit Claim Transfer                |          |                    |        |
| <b>Jan 19, 1999</b> | Resale    | Grant Deed                         | \$85,000 | \$77               | \$85K  |
| <b>Feb 1, 1989</b>  | Quitclaim | Quit Claim Transfer                |          |                    | \$69K  |

## ASSIGNED SCHOOLS

| SCHOOL                                  | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------|------------|--------|----------|
| <b>Fremont Elementary School</b>        | Elementary | KG–6   | 0.4 mi   |
| <b>John W. North High School</b>        | High       | 9–12   | 1.7 mi   |
| <b>University Heights Middle School</b> | Middle     | 7–8    | 1.8 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>98</div> <div>CRIME INDEX</div> | <div>108</div> <div>AIR POLLUTION</div> | <div>22,671</div> <div>POPULATION</div> | <div>\$69K</div> <div>MEDIAN IN-COME</div> | <div>64°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|