

Single Family Residence **RESIDENTIAL**

7828 EVANS ST

RIVERSIDE, CA 92504

\$633,708 TopHap Estimate · \$403 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,573 ft²

LIVING AREA

0.22 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

1

PARKING

Pre-foreclosure (NOD)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$634K

\$565K low

\$703K high

Last Sale	\$379,000 · Jun 25, 2019
Est. Owner Equity	\$133,124
Loan-to-Value	80%

TAX & ASSESSMENT

Property Tax	\$4,758 (2025)
Assessed Value	\$431,229
Previous Assessed	\$422,775
Assessor Market Value	\$433,800

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.22
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 23, 2019	Resale	Grant Deed	\$379,000	\$241	\$372K
Feb 13, 2019	Non-arms-length	Trustees Deed	\$275,000	\$175	
Jan 12, 2019	Non-arms-length	Correction Deed	\$275,000	\$175	
Oct 30, 2018	Non-arms-length	Trustees Deed	\$275,000	\$175	
Jan 23, 1995	Resale	Grant Deed	\$98,000	\$62	\$94K
Jun 1, 1991	Resale	Grant Deed	\$16,000	\$10	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlington High School	High	9–12	1.6 mi
Matthew Gage Middle School	Middle	7–8	1.8 mi

Victoria Elementary School	Elementary	KG–6	2.2 mi
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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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