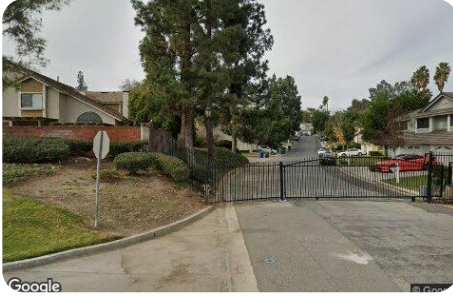


Single Family Residence **RESIDENTIAL**

2174 FALCON CREST DR

RIVERSIDE, CA 92506

\$507,443 TopHap Estimate · \$323 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

2.3
BATHS

1,570 ft²
LIVING AREA

0.11 ac
LOT SIZE

1984
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$507K

\$474K low

\$541K high

Last Sale

\$225,000 · Jun 21, 2013

Est. Owner Equity

\$507,443

TAX & ASSESSMENT

Property Tax	\$3,136 (2025)
Assessed Value	\$282,598
Previous Assessed	\$277,058
Assessor Market Value	\$385,290

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.11
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 29, 2016	Quitclaim	Quit Claim Transfer			
May 31, 2013	Quitclaim	Quit Claim Transfer			
May 31, 2013	Resale	Grant Deed	\$225,000	\$143	
Oct 1, 1990	Resale	Grant Deed	\$161,000	\$103	\$129K
Oct 1, 1988	Quitclaim	Quit Claim Transfer	\$7,000	\$4	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Louisa May Alcott Elementary School	Elementary	KG–6	0.8 mi
Poly High School	High	9–12	0.8 mi
Matthew Gage Middle School	Middle	7–8	1.4 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 92506

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K 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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