

Single Family Residence **RESIDENTIAL**

2265 NORTHBEND ST

RIVERSIDE, CA 92501

\$425,075 TopHap Estimate · \$521 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1.8

BATHS

816 ft²

LIVING AREA

0.22 ac

LOT SIZE

1947

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$425K

\$396K low

\$454K high

Last Sale

\$135,000 · Sep 18, 2012

Est. Owner Equity

\$297,075

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$1,833 (2025)
Assessed Value	\$169,551
Previous Assessed	\$166,228
Assessor Market Value	\$308,340

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.22
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 19, 2016	Financing	Intrafamily Transfer			\$128K
Aug 23, 2012	Resale	Grant Deed	\$135,000	\$165	\$133K
Jun 12, 2012	Recorded document	Grant Deed			
May 1, 2012	Resale	Grant Deed	\$76,000	\$93	
Jun 13, 2007	Quitclaim	Quit Claim Transfer			
Dec 16, 2005	Resale	Grant Deed	\$310,000	\$380	\$248K
Dec 19, 2003	Resale	Grant Deed	\$145,000	\$178	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fremont Elementary School	Elementary	KG–6	0.3 mi
Central Middle School of Arts and Innovation	Middle	7–8	2.0 mi
Poly High School	High	9–12	3.1 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 92501

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

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

OWNERSHIP

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