

Condominium

RESIDENTIAL

2726 MONROE ST

RIVERSIDE, CA 92504

\$418,662 TopHap Estimate · \$326 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,284 ft²

LIVING AREA

2,178 ft²

LOT SIZE

1979

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$419K

\$410K low

\$427K high

Last Sale

\$140,000 · Dec 18, 2008

Est. Owner Equity

\$310,162

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$2,043 (2025)
Assessed Value	\$183,739
Previous Assessed	\$180,137
Assessor Market Value	\$292,860

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	RIVERSIDE
Lot (acres)	0.50
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 13, 2008	Resale	Grant Deed	\$140,000	\$109	\$112K
Jul 2, 2008	Non-arms-length	Trustees Deed	\$168,300	\$131	
Apr 29, 2005	Resale	Grant Deed	\$290,000	\$226	\$232K
Apr 9, 2003	Quitclaim	Quit Claim Transfer			
Jun 23, 2000	Quitclaim	Quit Claim Transfer			
Jun 23, 2000	Resale	Trustees Deed	\$53,636	\$42	\$86K
Dec 12, 1991	Quitclaim	Quit Claim Transfer			\$88K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlington High School	High	9–12	0.5 mi
Hawthorne Elementary School	Elementary	KG–6	0.9 mi
Chemawa Middle School	Middle	7–8	1.2 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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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