

Single Family Residence **RESIDENTIAL**

## 2283 KENTWOOD DR

RIVERSIDE, CA 92507

**\$613,616** TopHap Estimate · \$279 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2.3**

BATHS

**2,197 ft<sup>2</sup>**

LIVING AREA

**0.29 ac**

LOT SIZE

**1964**

YEAR BUILT

**2**

STORIES

**2**

PARKING

### VALUATION

**\$614K**

\$584K low

\$644K high

Last Sale

**\$199,000 · Aug 24, 2009**

Est. Owner Equity

**\$464,616**

Loan-to-Value

**23%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,915 (2025) |
| Assessed Value        | \$261,858      |
| Previous Assessed     | \$256,724      |
| Assessor Market Value | \$417,690      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.29                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-----------|--------------------|--------|
| Sep 23, 2013 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Aug 20, 2009 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Aug 5, 2009  | Resale          | Grant Deed          | \$199,000 | \$91               | \$149K |
| Jun 23, 2009 | Non-arms-length | Trustees Deed       | \$243,000 | \$111              |        |
| Mar 8, 2005  | Resale          | Grant Deed          | \$376,000 | \$171              | \$301K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| University Heights Middle School | Middle     | 7–8    | 0.4 mi   |
| Highland Elementary School       | Elementary | KG–6   | 0.4 mi   |
| John W. North High School        | High       | 9–12   | 1.0 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 92507

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>64,491</b><br>POPULATION | <b>\$66K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|