

Single Family Residence **RESIDENTIAL**

12789 MENDOCINO RIDGE DR

RIVERSIDE, CA 92503

\$956,770 TopHap Estimate · \$259 / ft² · confidence 90 · as of Jul 14, 2026



6

BEDS

4

BATHS

3,699 ft²

LIVING AREA

0.19 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$957K

\$861K low

\$1.1M high

Last Sale

\$914,500 · Dec 18, 2023

Est. Owner Equity

\$291,770

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$16,096 (2025)
Assessed Value	\$907,096
Previous Assessed	\$889,310

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

35
FLOOD

85
WILDFIRE

62
HEAT

5
STORM

39
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Mathews Elementary School	Elementary	KG–6	0.6 mi
Arlington High School	High	9–12	3.6 mi
Frank Augustus Miller Middle School	Middle	7–8	5.2 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.

| NEIGHBORHOOD · ZIP 92503

57 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K 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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