

Single Family Residence **RESIDENTIAL**

12806 MENDOCINO RIDGE DR

RIVERSIDE, CA 92503

\$913,972 TopHap Estimate · \$358 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,550 ft²

LIVING AREA

0.18 ac

LOT SIZE

2023

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$914K

\$892K low

\$936K high

Last Sale

\$455,000 · May 26, 2026

Est. Owner Equity

\$213,972

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$13,232 (2025)
Assessed Value	\$714,655
Previous Assessed	\$700,643

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.18
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

35
FLOOD

86
WILDFIRE

64
HEAT

5
STORM

39
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 6, 2026	Resale	Grant Deed	\$455,000	\$178	\$700K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Mathews Elementary School	Elementary	KG–6	0.6 mi
Arlington High School	High	9–12	3.5 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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