

Single Family Residence **RESIDENTIAL**

12794 MENDOCINO RIDGE DR

RIVERSIDE, CA 92503

\$953,292 TopHap Estimate · \$258 / ft² · confidence 93 · as of Jul 14, 2026



6

BEDS

4

BATHS

3,699 ft²

LIVING AREA

0.2 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$953K

\$888K low

\$1M high

Est. Owner Equity

\$301,292

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$16,193 (2025)
Assessed Value	\$908,845
Previous Assessed	\$891,025

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.20
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
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 8, 2023	Resale	Grant Deed	\$874,000	\$236	\$652K

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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