

Single Family Residence **RESIDENTIAL**

12855 MENDOCINO RIDGE DR

RIVERSIDE, CA 92503

\$1,011,605 TopHap Estimate · \$273 / ft² · confidence 93 · 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

\$1M

\$939K low

\$1.1M high

Last Sale

\$975,500 · Mar 21, 2024

Est. Owner Equity

\$182,502

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax

\$17,346 (2025)

Assessed Value

\$1,014,819

Previous Assessed

\$994,922

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	87 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	\$/FT ²	LOAN
Jan 16, 2024	Resale	Grant Deed	\$975,500	\$264	\$829K

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	5.1 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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------