

Single Family Residence **RESIDENTIAL**

12890 MENDOCINO RIDGE DR

RIVERSIDE, CA 92503

\$971,903 TopHap Estimate · \$353 / ft² · confidence 94 · as of Jul 14, 2026

5
BEDS

4
BATHS

2,752 ft²
LIVING AREA

0.31 ac
LOT SIZE

2023
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$972K

\$918K low

\$1M high

Last Sale

\$1,035,500 · Jul 1, 2024

Est. Owner Equity

\$0

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax

\$17,026 (2025)

Assessed Value

\$1,056,175

Previous Assessed

\$1,035,466

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.31
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

35 FLOOD	87 WILDFIRE	64 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	\$/FT²	LOAN
Jun 28, 2024	Resale	Grant Deed	\$1,035,500	\$376	\$1M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Mathews Elementary School	Elementary	KG–6	0.7 mi
Arlington High School	High	9–12	3.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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