

Single Family Residence

RESIDENTIAL

# 10319 PENDLETON ST

RIVERSIDE, CA 92505

**\$586,222** TopHap Estimate · \$522 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026

**3**

BEDS

**1.8**

BATHS

**1,122 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1959**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$586K**

\$555K low

\$618K high

Last Sale

**\$150,000 · Jan 14, 2013**

Est. Owner Equity

**\$159,222**

Loan-to-Value

**73%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,328 (2025) |
| Assessed Value        | \$188,391      |
| Previous Assessed     | \$184,698      |
| Assessor Market Value | \$320,760      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.18                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jan 8, 2013  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Oct 19, 2012 | Resale    | Grant Deed          | \$150,000 | \$134              |        |
| Feb 11, 1997 | Resale    | Grant Deed          | \$107,000 | \$95               | \$93K  |
| Jul 28, 1992 | Quitclaim | Quit Claim Transfer |           |                    | \$100K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Collett Elementary School | Elementary | KG–5   | 0.7 mi   |
| La Sierra High School     | High       | 9–12   | 0.8 mi   |
| Arizona Middle School     | Middle     | 6–8    | 1.6 mi   |

District: Alvord 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 92505

|                   |                      |                      |                         |                  |                 |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|
| 68<br>CRIME INDEX | 108<br>AIR POLLUTION | 53,012<br>POPULATION | \$74K<br>MEDIAN IN-COME | 64°F<br>AVG TEMP | 68%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|