

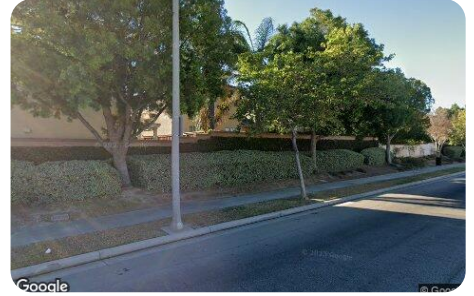
Condominium

RESIDENTIAL

11305 RIVERLEAF DR

RIVERSIDE, CA 92505

\$599,250 TopHap Estimate · \$344 / ft² · confidence 96 · as of Jun 23, 2026



4

BEDS

2.5

BATHS

1,741 ft²

LIVING AREA

3,704 ft²

LOT SIZE

2004

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$599K

\$575K low

\$623K high

Last Sale

\$515,000 · Dec 28, 2021

Est. Owner Equity

\$238,750

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$7,205 (2025)
Assessed Value	\$557,450
Previous Assessed	\$546,521
Assessor Market Value	\$452,700

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	RIVERSIDE
Lot (acres)	0.09
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

36 FLOOD	39 WILDFIRE	64 HEAT	8 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 7, 2025	Financing	Intrafamily Transfer			
Nov 29, 2021	Resale	Grant Deed	\$515,000	\$296	\$361K
Feb 28, 2011	Resale	Grant Deed	\$220,000	\$126	
Nov 6, 2009	Resale	Grant Deed	\$200,000	\$115	
Nov 25, 2009	Recorded document	Grant Deed			
Nov 24, 2009	Quitclaim	Quit Claim Transfer			
Aug 24, 2009	Non-arms-length	Trustees Deed	\$222,093	\$128	
Dec 1, 2004	Quitclaim	Quit Claim Transfer			

Oct 11, 2004	Resale	Grant Deed	\$430,000	\$247	\$365K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McAuliffe Elementary School	Elementary	KG–5	0.5 mi
La Sierra High School	High	9–12	0.7 mi
Villegas Middle School	Middle	6–8	2.2 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 CRIME INDEX	108 AIR POLLUTION	53,012 POPULATION	\$74K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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