

Single Family Residence **RESIDENTIAL**

# 4404 9TH ST

RIVERSIDE, CA 92501

**\$553,972** TopHap Estimate · \$483 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**2**  
BEDS

**1**  
BATHS

**1,148 ft<sup>2</sup>**  
LIVING AREA

**0.13 ac**  
LOT SIZE

**1923**  
YEAR BUILT

**1**  
STORIES

**6**  
ROOMS

**1**  
PARKING

## VALUATION

**\$554K**

\$517K low

\$591K high

Last Sale

**\$539,000 · Jun 25, 2025**

Est. Owner Equity

**\$122,772**

Loan-to-Value

**78%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$5,953 (2025)</b> |
| Assessed Value        | <b>\$549,779</b>      |
| Previous Assessed     | <b>\$530,602</b>      |
| Assessor Market Value | <b>\$464,400</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>RIVERSIDE</b>               |
| Lot (acres)   | <b>0.13</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Roof          | <b>Rock / Gravel</b>           |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |
| Fireplace     | <b>Yes</b>                     |
| Garage        | <b>Garage, Detached</b>        |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE            | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------------|----------------------|-----------|--------------------|--------|
| <b>May 6, 2025</b>  | Resale          | Grant Deed           | \$539,000 | \$470              | \$431K |
| <b>Jul 22, 2022</b> | Financing       | Intrafamily Transfer |           |                    |        |
| <b>Sep 12, 2018</b> | Resale          | Grant Deed           | \$201,250 | \$175              | \$302K |
| <b>May 15, 2015</b> | Resale          | Grant Deed           | \$284,500 | \$248              | \$256K |
| <b>Jul 20, 2012</b> | Resale          | Grant Deed           | \$200,000 | \$174              | \$158K |
| <b>Mar 7, 2012</b>  | Resale          | Grant Deed           | \$95,000  | \$83               |        |
| <b>Jun 9, 2011</b>  | Non-arms-length | Trustees Deed        | \$127,800 | \$111              |        |
| <b>Oct 10, 2003</b> | Resale          | Grant Deed           | \$215,000 | \$187              | \$172K |
| <b>Apr 1, 1990</b>  | Resale          | Grant Deed           | \$111,000 | \$97               | \$112K |

## ASSIGNED SCHOOLS

| SCHOOL                                              | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------------------|------------|--------|----------|
| <b>Bryant School of Arts and Innovation</b>         | Elementary | KG–6   | 0.4 mi   |
| <b>Central Middle School of Arts and Innovation</b> | Middle     | 7–8    | 0.9 mi   |

|                         |      |      |        |
|-------------------------|------|------|--------|
| <b>Poly High School</b> | High | 9–12 | 2.5 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 92501

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>98</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>22,671</b><br>POPULATION | <b>\$69K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|