

Single Family Residence **RESIDENTIAL**

# 12157 RUBY LN

RIVERSIDE, CA 92503

**\$733,048** TopHap Estimate · \$244 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026

**4**  
BEDS

**2.5**  
BATHS

**3,003 ft<sup>2</sup>**  
LIVING AREA

**0.18 ac**  
LOT SIZE

**2003**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## VALUATION

**\$733K**

\$707K low

\$759K high

Last Sale

**\$450,000 · Jan 25, 2021**

Est. Owner Equity

**\$108,548**

Loan-to-Value

**84%**

## TAX & ASSESSMENT

Property Tax

**\$6,549 (2025)**

Assessed Value

**\$496,832**

Previous Assessed

**\$487,091**

Assessor Market Value

**\$467,640**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.18                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|------------------|----------------------|-----------|--------------------|--------|
| Feb 4, 2025  | Financing        | Intrafamily Transfer |           |                    | \$197K |
| Mar 6, 2021  | Financing        | Intrafamily Transfer |           |                    |        |
| Nov 25, 2020 | Resale           | Grant Deed           | \$450,000 | \$150              | \$428K |
| Mar 19, 2019 | Resale           | Grant Deed           | \$510,000 | \$170              | \$383K |
| Jun 13, 2012 | Resale           | Grant Deed           | \$357,500 | \$119              | \$351K |
| Apr 26, 2012 | Foreclosure sale | Trustees Deed        | \$275,300 | \$92               |        |
| Jan 15, 2007 | Resale           | Grant Deed           | \$557,500 | \$186              | \$417K |
| Feb 25, 2003 | Resale           | Grant Deed           | \$317,000 | \$106              | \$254K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Lake Mathews Elementary School      | Elementary | KG–6   | 0.5 mi   |
| Arlington High School               | High       | 9–12   | 3.2 mi   |
| Frank Augustus Miller Middle School | Middle     | 7–8    | 5.9 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>57</div> <div>CRIME INDEX</div> | <div>105</div> <div>AIR POLLUTION</div> | <div>96,024</div> <div>POPULATION</div> | <div>\$87K</div> <div>MEDIAN IN-COME</div> | <div>64°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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