

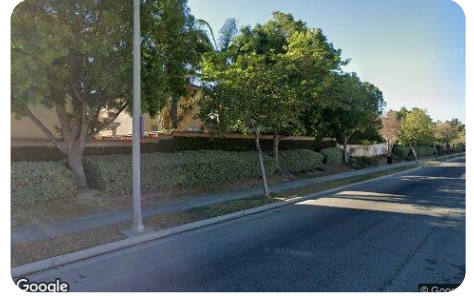
Condominium

**RESIDENTIAL**

# 11323 RIVERLEAF DR

RIVERSIDE, CA 92505

**\$569,820** TopHap Estimate · \$327 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**1,741 ft<sup>2</sup>**

LIVING AREA

**2,944 ft<sup>2</sup>**

LOT SIZE

**2004**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$570K**

\$546K low

\$594K high

Last Sale

**\$290,000 · May 30, 2008**

Est. Owner Equity

**\$404,820**

Loan-to-Value

**28%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,167 (2025) |
| Assessed Value        | \$388,512      |
| Previous Assessed     | \$380,895      |
| Assessor Market Value | \$421,470      |

## PROPERTY FACTS

|               |                    |
|---------------|--------------------|
| Property Type | Condominium        |
| Style         | Condo/Apartment    |
| County        | RIVERSIDE          |
| Lot (acres)   | 0.07               |
| 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   |
|--------------|-----------------|----------------------|-----------|--------------------|--------|
| Oct 14, 2010 | Financing       | Intrafamily Transfer |           |                    | \$165K |
| Apr 29, 2008 | Resale          | Grant Deed           | \$290,000 | \$167              | \$170K |
| Dec 21, 2007 | Non-arms-length | Trustees Deed        | \$306,000 | \$176              |        |
| Jan 17, 2007 | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| Feb 2, 2007  | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| Jan 17, 2007 | Resale          | Grant Deed           | \$445,000 | \$256              | \$356K |
| Oct 6, 2004  | Resale          | Grant Deed           | \$422,000 | \$242              | \$337K |

## 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    | 2.1 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



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

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|