

Condominium

**RESIDENTIAL**

# 4526 RIVER PARK CT

RIVERSIDE, CA 92505

**\$494,563** TopHap Estimate · \$284 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

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

LIVING AREA

**2,940 ft<sup>2</sup>**

LOT SIZE

**2003**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$495K**

\$465K low

\$524K high

Last Sale

**\$238,000 · Jan 17, 2013**

Est. Owner Equity

**\$129,563**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,037 (2025) |
| Assessed Value        | \$301,883      |
| Previous Assessed     | \$295,965      |
| Assessor Market Value | \$467,640      |

## 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   |
|--------------|-----------------|---------------------|-----------|--------------------|--------|
| Nov 9, 2012  | Resale          | Grant Deed          | \$238,000 | \$137              | \$231K |
| Dec 11, 2012 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Nov 6, 2012  | Financing       | Mortgage            |           |                    | \$8M   |
| Oct 16, 2012 | Non-arms-length | Trustees Deed       | \$194,400 | \$112              |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| McAuliffe Elementary School | Elementary | KG–5   | 0.6 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>68</div> <div>CRIME INDEX</div> | <div>108</div> <div>AIR POLLUTION</div> | <div>53,012</div> <div>POPULATION</div> | <div>\$74K</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 | Owner occupied |
|-----------|----------------|