

Single Family Residence **RESIDENTIAL**

4579 NICOLE WAY

RIVERSIDE, CA 92501

\$541,806 TopHap Estimate · \$264 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,056 ft²

LIVING AREA

3,485 ft²

LOT SIZE

2006

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$542K

\$506K low

\$578K high

Est. Owner Equity

\$175,806

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$5,205 (2025)
Assessed Value	\$373,778
Previous Assessed	\$366,450
Assessor Market Value	\$442,350

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.08
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 5, 2024	Financing	Intrafamily Transfer			
Jul 10, 2020	Financing	Affidavit Of Death Of Joint Tenant			\$316K
Oct 23, 2010	Quitclaim	Quit Claim Transfer			\$269K
Feb 25, 2008	Resale	Grant Deed	\$279,000	\$136	\$275K
Sep 11, 2007	Foreclosure sale	Trustees Deed	\$427,662	\$208	
Jun 6, 2006	Resale	Grant Deed	\$495,000	\$241	\$396K
Jan 13, 2006	Resale	Grant Deed	\$411,500	\$200	\$329K
Sep 29, 2005	Non-arms-length	Grant Deed	\$1,086,000	\$528	
Mar 11, 2005	Resale	Grant Deed	\$22,198,500	\$10797	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Patricia Beatty Elementary School	Elementary	KG–6	0.3 mi
John W. North High School	High	9–12	2.4 mi

Central Middle School of Arts and Innovation

Middle

7–8

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

98

CRIME INDEX

108

AIR POLLUTION

22,671

POPULATION

\$69K

MEDIAN IN-COME

64°F

AVG TEMP

68%

SUNSHINE

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

OWNERSHIP

Occupancy

Owner occupied