

Condominium

RESIDENTIAL

11586 RIVER HEIGHTS DR

RIVERSIDE, CA 92505

\$464,000 TopHap Estimate · \$381 / ft² · confidence 95 · as of Jun 23, 2026



2

BEDS

1.8

BATHS

1,219 ft²

LIVING AREA

3,485 ft²

LOT SIZE

2005

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$464K

\$441K low

\$487K high

Last Sale

\$350,000 · Sep 28, 2018

Est. Owner Equity

\$130,000

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$5,286 (2025)
Assessed Value	\$398,233
Previous Assessed	\$390,426
Assessor Market Value	\$398,880

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	RIVERSIDE
Lot (acres)	0.80
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

38 FLOOD	80 WILDFIRE	64 HEAT	8 STORM	39 DROUGHT
-------------	----------------	------------	------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 16, 2018	Resale	Grant Deed	\$350,000	\$287	\$340K
Oct 4, 2007	Resale	Grant Deed	\$295,000	\$242	\$221K
Nov 19, 2007	Recorded document	Grant Deed			
Aug 8, 2007	Non-arms-length	Trustees Deed	\$323,217	\$265	
Feb 15, 2005	Resale	Grant Deed	\$379,000	\$311	\$303K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McAuliffe Elementary School	Elementary	KG–5	0.6 mi
La Sierra High School	High	9–12	0.9 mi
Villegas Middle School	Middle	6–8	1.8 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

68 CRIME INDEX	108 AIR POLLUTION	53,012 POPULATION	\$74K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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