

Condominium

RESIDENTIAL

13017 AVENIDA EMPRESA

RIVERSIDE, CA 92503

\$382,400 TopHap Estimate · \$318 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,203 ft²

LIVING AREA

1,742 ft²

LOT SIZE

1995

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$382K

\$359K low

\$406K high

Last Sale

\$105,500 · Mar 31, 1995

Est. Owner Equity

\$259,092

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$2,919 (2025)
Assessed Value	\$183,965
Previous Assessed	\$180,359
Assessor Market Value	\$334,800

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	RIVERSIDE
Lot (acres)	0.04
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 31, 1995	Resale	Grant Deed	\$105,500	\$88	\$104K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.3 mi
Hillcrest High School	High	9–12	1.6 mi
Lake Hills Elementary School	Elementary	KG–5	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 92503

57 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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