

Single Family Residence **RESIDENTIAL**

13249 RIDGE ROUTE RD

RIVERSIDE, CA 92503

\$581,476 TopHap Estimate · \$185 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,138 ft²

LIVING AREA

0.64 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$581K

\$561K low

\$602K high

Last Sale

\$560,000 · Dec 2, 2016

Est. Owner Equity

\$82,476

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$9,732 (2025)
Assessed Value	\$749,963
Previous Assessed	\$735,259
Assessor Market Value	\$635,670

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.64
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 18, 2016	Quitclaim	Quit Claim Transfer			
Nov 17, 2016	Quitclaim	Quit Claim Transfer			
Oct 20, 2016	Resale	Grant Deed	\$560,000	\$178	\$417K
Jul 16, 2010	Resale	Grant Deed	\$465,000	\$148	\$459K
May 22, 2009	Resale	Grant Deed	\$464,000	\$148	\$371K
Nov 27, 2007	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Mathews Elementary School	Elementary	KG–6	1.7 mi
Arlington High School	High	9–12	2.0 mi
Frank Augustus Miller Middle School	Middle	7–8	4.8 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 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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