

Single Family Residence **RESIDENTIAL**

13285 RIDGE ROUTE RD

RIVERSIDE, CA 92503

\$1,007,080 TopHap Estimate · \$246 / ft² · confidence 92 · as of Jul 14, 2026



6

BEDS

4.3

BATHS

4,101 ft²

LIVING AREA

0.72 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$1M

\$923K low

\$1.1M high

Last Sale

\$749,000 · May 29, 2020

Est. Owner Equity

\$250,257

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$11,724 (2025)
Assessed Value	\$925,934
Previous Assessed	\$907,780
Assessor Market Value	\$709,920

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.72
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
Apr 15, 2020	Resale	Grant Deed	\$749,000	\$183	\$749K
Jul 21, 2014	Financing	Intrafamily Transfer			\$474K
May 22, 2009	Resale	Grant Deed	\$515,500	\$126	\$506K
Jun 24, 2009	Quitclaim	Quit Claim Transfer			
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	1.9 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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