

Condominium

**RESIDENTIAL**

# 11315 RIVER TRAIL CT

RIVERSIDE, CA 92505

**\$598,750** TopHap Estimate · \$344 / ft<sup>2</sup> · confidence 96 · as of Jun 23, 2026



**4**

BEDS

**2.5**

BATHS

**1,741 ft<sup>2</sup>**

LIVING AREA

**2,972 ft<sup>2</sup>**

LOT SIZE

**2003**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$599K**

\$575K low

\$623K high

Last Sale

**\$260,000 · Oct 16, 2009**

Est. Owner Equity

**\$598,750**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,611 (2025) |
| Assessed Value        | \$342,310      |
| Previous Assessed     | \$335,599      |
| Assessor Market Value | \$481,230      |

## PROPERTY FACTS

|               |                    |
|---------------|--------------------|
| Property Type | Condominium        |
| Style         | Condo/Apartment    |
| County        | RIVERSIDE          |
| Lot (acres)   | 0.07               |
| Construction  | Wood (Unspecified) |
| Roof          | Tile               |
| Heating       | Central            |
| Cooling       | Central            |
| Fireplace     | Yes                |
| Garage        | Garage, Attached   |
| Pool          | No                 |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Aug 9, 2021  | Financing         | Intrafamily Transfer |           |                    |        |
| Sep 13, 2017 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Aug 18, 2017 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Oct 7, 2009  | Recorded document | Grant Deed           |           |                    |        |
| Oct 7, 2009  | Resale            | Grant Deed           | \$260,000 | \$149              |        |
| Jun 17, 2009 | Non-arms-length   | Trustees Deed        | \$171,000 | \$98               |        |
| Jan 17, 2006 | Resale            | Grant Deed           | \$469,000 | \$269              | \$375K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| McAuliffe Elementary School | Elementary | KG–5   | 0.6 mi   |
| La Sierra High School       | High       | 9–12   | 0.8 mi   |
| Villegas Middle School      | Middle     | 6–8    | 2.2 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|