

Single Family Residence **RESIDENTIAL**

13087 RIDGE ROUTE RD

RIVERSIDE, CA 92503

\$845,801 TopHap Estimate · \$270 / ft² · confidence 88 · 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

\$846K

\$746K low

\$945K high

Last Sale

\$430,000 · Oct 15, 2009

Est. Owner Equity

\$443,477

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$7,735 (2025)
Assessed Value	\$565,565
Previous Assessed	\$554,477

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	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 22, 2022	Financing	Intrafamily Transfer			
Mar 25, 2022	Financing	Intrafamily Transfer			
Mar 8, 2022	Financing	Intrafamily Transfer			
Nov 10, 2020	Quitclaim	Quit Claim Transfer			
Jan 30, 2013	Quitclaim	Quit Claim Transfer			
Jun 3, 2010	Quitclaim	Quit Claim Transfer			
Sep 1, 2009	Resale	Grant Deed	\$430,000	\$137	\$215K
Aug 21, 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	1.6 mi
Arlington High School	High	9–12	2.0 mi
Frank Augustus Miller Middle School	Middle	7–8	5.0 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.

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 NEIGHBORHOOD · ZIP 92503

57

CRIME INDEX

105

AIR POLLUTION

96,024

POPULATION

\$87K

MEDIAN IN-COME

64°F

AVG TEMP

68%

SUNSHINE

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

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 OWNERSHIP

Occupancy

Owner occupied