

Single Family Residence **RESIDENTIAL**

13303 RIDGE ROUTE RD

RIVERSIDE, CA 92503

\$945,116 TopHap Estimate · \$253 / ft² · confidence 96 · as of Jul 14, 2026



6

BEDS

3.8

BATHS

3,737 ft²

LIVING AREA

0.88 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$945K

\$904K low

\$987K high

Last Sale

\$780,000 · Sep 14, 2020

Est. Owner Equity

\$321,116

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$11,582 (2025)
Assessed Value	\$912,861
Previous Assessed	\$894,963
Assessor Market Value	\$824,940

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.88
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
Aug 26, 2020	Quitclaim	Quit Claim Transfer			
Aug 6, 2020	Resale	Grant Deed	\$780,000	\$209	\$624K
Jun 15, 2017	Resale	Grant Deed	\$705,000	\$189	\$424K
Jul 24, 2009	Resale	Grant Deed	\$528,500	\$141	\$417K
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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------