

Single Family Residence **RESIDENTIAL**

13096 RIDGE ROUTE RD

RIVERSIDE, CA 92503

\$929,538 TopHap Estimate · \$227 / ft² · confidence 89 · as of Jul 14, 2026



61
BEDS

4.3
BATHS

4,101 ft²
LIVING AREA

0.46 ac
LOT SIZE

2009
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$930K

\$825K low

\$1M high

Last Sale

\$569,000 · Oct 26, 2009

Est. Owner Equity

\$899,538

Loan-to-Value

3%

TAX & ASSESSMENT

Property Tax	\$9,730 (2025)
Assessed Value	\$748,978
Previous Assessed	\$734,293
Assessor Market Value	\$988,830

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.46
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
Oct 16, 2009	Resale	Grant Deed	\$569,000	\$139	\$30K
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.

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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