

Condominium

RESIDENTIAL

11376 RIVERPASS CT

RIVERSIDE, CA 92505

\$609,087 TopHap Estimate · \$350 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,741 ft²

LIVING AREA

2,178 ft²

LOT SIZE

2005

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$609K

\$578K low

\$640K high

Last Sale

\$605,000 · Dec 16, 2025

Est. Owner Equity

\$64,087

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$6,596 (2025)
Assessed Value	\$605,000
Previous Assessed	\$504,073
Assessor Market Value	\$838,980

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	RIVERSIDE
Lot (acres)	0.50
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	57 WILDFIRE	64 HEAT	8 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 12, 2025	Resale	Grant Deed	\$605,000	\$348	\$545K
Jul 8, 2021	Resale	Grant Deed	\$475,000	\$273	\$451K
Feb 25, 2021	Resale	Grant Deed	\$458,000	\$263	
Feb 21, 2019	Non-arms-length	Grant Deed	\$330,000	\$190	\$204K
Sep 4, 2014	Resale	Grant Deed	\$329,000	\$189	\$247K
Oct 6, 2014	Quitclaim	Quit Claim Transfer			
Aug 12, 2008	Resale	Grant Deed	\$253,000	\$145	\$228K
Mar 21, 2006	Resale	Grant Deed	\$490,000	\$281	\$392K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McAuliffe Elementary School	Elementary	KG–5	0.5 mi
La Sierra High School	High	9–12	0.7 mi
Villegas Middle School	Middle	6–8	2.1 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

68 CRIME INDEX	108 AIR POLLUTION	53,012 POPULATION	\$74K 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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