

Single Family Residence **RESIDENTIAL**

1982 RINCON AVE

RIVERSIDE, CA 92506

\$509,927 TopHap Estimate · \$383 / ft² · confidence 86 · as of Jul 14, 2026



2

BEDS

1.8

BATHS

1,332 ft²

LIVING AREA

0.14 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$510K

\$439K low

\$581K high

Last Sale

\$320,000 · Mar 15, 2019

Est. Owner Equity

\$46,927

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$4,523 (2025)
Assessed Value	\$409,613
Previous Assessed	\$401,583
Assessor Market Value	\$381,150

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 2, 2019	Financing	Intrafamily Transfer			\$163K
Mar 8, 2019	Recorded document	Affidavit Of Death			
Mar 1, 2019	Resale	Grant Deed	\$320,000	\$240	\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Louisa May Alcott Elementary School	Elementary	KG–6	0.6 mi
Poly High School	High	9–12	0.9 mi
Matthew Gage Middle School	Middle	7–8	1.9 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 92506

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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