

Single Family Residence **RESIDENTIAL**

1301 RIVERA ST

RIVERSIDE, CA 92501

\$525,341 TopHap Estimate · \$390 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,347 ft²

LIVING AREA

0.17 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$525K

\$477K low

\$573K high

Last Sale

\$142,500 · Jul 2, 2004

Est. Owner Equity

\$260,341

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$4,474 (2025)
Assessed Value	\$405,178
Previous Assessed	\$397,234
Assessor Market Value	\$429,660

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.17
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
Jul 14, 2025	Financing	Intrafamily Transfer			
Feb 26, 2016	Financing	Intrafamily Transfer			\$265K
Oct 19, 2005	Quitclaim	Quit Claim Transfer			\$300K
Jul 2, 2004	Recorded document	Grant Deed			
Jul 2, 2004	Resale	Grant Deed	\$285,000	\$212	\$285K
Nov 1, 1989	Resale	Grant Deed	\$117,000	\$87	\$118K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Patricia Beatty Elementary School	Elementary	KG–6	0.5 mi
John W. North High School	High	9–12	2.4 mi
Central Middle School of Arts and Innovation	Middle	7–8	2.7 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 92501

98 CRIME INDEX	108 AIR POLLUTION	22,671 POPULATION	\$69K 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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