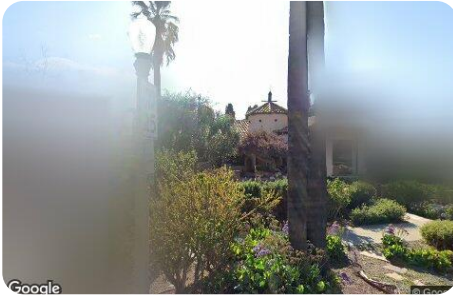


Single Family Residence **RESIDENTIAL**

# 4050 RAMONA DR

RIVERSIDE, CA 92506

**\$882,498** TopHap Estimate · \$402 / ft² · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,194 ft²**

LIVING AREA

**0.18 ac**

LOT SIZE

**1930**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$882K**

\$854K low

\$911K high

Last Sale

**\$520,000 · Aug 31, 2017**

Est. Owner Equity

**\$466,498**

Loan-to-Value

**47%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$6,632 (2025)</b> |
| Assessed Value        | <b>\$603,498</b>      |
| Previous Assessed     | <b>\$591,666</b>      |
| Assessor Market Value | <b>\$646,200</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>RIVERSIDE</b>               |
| Lot (acres)   | <b>0.18</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Roof          | <b>Tile</b>                    |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |
| Fireplace     | <b>Yes</b>                     |
| Garage        | <b>Garage, Detached</b>        |
| Pool          | <b>Yes</b>                     |

## TRANSACTION HISTORY

| DATE                | TYPE            | DEED                               | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------------|------------------------------------|-----------|--------------------|--------|
| <b>Dec 18, 2023</b> | Financing       | Affidavit Of Death Of Joint Tenant |           |                    |        |
| <b>Dec 18, 2023</b> | Financing       | Intrafamily Transfer               |           |                    |        |
| <b>Aug 3, 2017</b>  | Resale          | Grant Deed                         | \$520,000 | \$237              | \$416K |
| <b>Dec 15, 2011</b> | Resale          | Grant Deed                         | \$385,000 | \$175              | \$342K |
| <b>Aug 8, 1996</b>  | Quitclaim       | Quit Claim Transfer                |           |                    |        |
| <b>Oct 19, 1992</b> | Quitclaim       | Quit Claim Transfer                |           |                    | \$50K  |
| <b>Aug 13, 1992</b> | Resale          | Grant Deed                         | \$142,500 | \$65               |        |
| <b>Aug 1, 1992</b>  | Resale          | Grant Deed                         | \$142,490 | \$65               |        |
| <b>Nov 1, 1989</b>  | Non-arms-length | Grant Deed                         | \$45,000  | \$21               |        |
| <b>Nov 1, 1989</b>  | Resale          | Grant Deed                         | \$120,000 | \$55               | \$100K |

## ASSIGNED SCHOOLS

| SCHOOL                                       | LEVEL      | GRADES | DISTANCE |
|----------------------------------------------|------------|--------|----------|
| Central Middle School of Arts and Innovation | Middle     | 7–8    | 0.1 mi   |
| Magnolia Elementary School                   | Elementary | KG–6   | 0.7 mi   |
| Poly High School                             | High       | 9–12   | 1.8 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 92506

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>47,695</b><br>POPULATION | <b>\$109K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|