

Single Family Residence **RESIDENTIAL**

245 COMMERCIAL AVE

RIVERSIDE, CA 92507

\$480,000 TopHap Estimate · \$583 / ft² · confidence 79 · as of Jul 14, 2026



3

BEDS

1

BATHS

824 ft²

LIVING AREA

0.1 ac

LOT SIZE

1915

YEAR BUILT

1

STORIES

VALUATION

\$480K

\$379K low

\$581K high

Last Sale

\$240,000 · Jul 7, 2026

Est. Owner Equity

\$120,000

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$4,224 (2025)
Assessed Value	\$450,000
Previous Assessed	\$317,729
Assessor Market Value	\$324,450

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.10
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 8, 2026	Resale	Grant Deed	\$240,000	\$291	\$360K
Nov 10, 2025	Resale	Grant Deed	\$480,000	\$583	\$384K
Oct 5, 2021	Financing	Intrafamily Transfer			
Jan 8, 2019	Resale	Grant Deed	\$270,000	\$328	
Dec 28, 2018	Financing	Intrafamily Transfer			\$54K
Feb 7, 2018	Resale	Grant Deed	\$195,000	\$237	\$137K
Jan 25, 2018	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highgrove Elementary School	Elementary	KG–6	0.5 mi
University Heights Middle School	Middle	7–8	2.0 mi
John W. North High School	High	9–12	2.5 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.

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 NEIGHBORHOOD · ZIP 92507

112 CRIME INDEX	105 AIR POLLUTION	64,491 POPULATION	\$66K MEDIAN IN-COME	63°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Absentee owner
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