

Single Family Residence **RESIDENTIAL**

# 4731 RUBIDOUX AVE

RIVERSIDE, CA 92506

**\$683,025** TopHap Estimate · \$351 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**  
BEDS

**1.8**  
BATHS

**1,947 ft<sup>2</sup>**  
LIVING AREA

**0.21 ac**  
LOT SIZE

**1977**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$683K**

\$652K low

\$714K high

Est. Owner Equity

**\$583,025**

Loan-to-Value

**15%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,458 (2025) |
| Assessed Value        | \$226,971      |
| Previous Assessed     | \$222,521      |
| Assessor Market Value | \$554,940      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.21                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-------|--------------------|--------|
| Mar 17, 2016 | Quitclaim | Quit Claim Transfer |       |                    |        |
| Dec 16, 2011 | Quitclaim | Quit Claim Transfer |       |                    |        |
| Dec 2, 2011  | Quitclaim | Quit Claim Transfer |       |                    | \$100K |
| Mar 13, 2007 | Quitclaim | Quit Claim Transfer |       |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                                       | LEVEL      | GRADES | DISTANCE |
|----------------------------------------------|------------|--------|----------|
| Magnolia Elementary School                   | Elementary | KG–6   | 0.7 mi   |
| Central Middle School of Arts and Innovation | Middle     | 7–8    | 1.1 mi   |
| Poly High School                             | High       | 9–12   | 2.2 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 | <b>Owner occupied</b> |
|-----------|-----------------------|