

Single Family Residence **RESIDENTIAL**

# 4565 RUBIDOUX AVE

RIVERSIDE, CA 92506

**\$576,940** TopHap Estimate · \$494 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**1,168 ft<sup>2</sup>**

LIVING AREA

**0.33 ac**

LOT SIZE

**1929**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$577K**

\$546K low

\$608K high

Est. Owner Equity

**\$467,940**

Loan-to-Value

**19%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,589 (2025) |
| Assessed Value        | \$239,001      |
| Previous Assessed     | \$234,316      |
| Assessor Market Value | \$442,080      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.33                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Mar 29, 1991 | Resale | Grant Deed | \$137,500 | \$118              | \$127K |

## ASSIGNED SCHOOLS

| SCHOOL                                       | LEVEL      | GRADES | DISTANCE |
|----------------------------------------------|------------|--------|----------|
| Magnolia Elementary School                   | Elementary | KG–6   | 0.5 mi   |
| Central Middle School of Arts and Innovation | Middle     | 7–8    | 1.0 mi   |
| Poly High School                             | High       | 9–12   | 2.0 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> |
|-----------|-----------------------|