

Single Family Residence **RESIDENTIAL**

13294 RIDGE ROUTE RD

RIVERSIDE, CA 92503

\$1,004,403 TopHap Estimate · \$269 / ft² · confidence 90 · as of Jul 14, 2026



6

BEDS

3.8

BATHS

3,737 ft²

LIVING AREA

0.48 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$1M

\$901K low

\$1.1M high

Last Sale

\$538,000 · Nov 7, 2008

Est. Owner Equity

\$854,403

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$9,254 (2025)
Assessed Value	\$706,087
Previous Assessed	\$692,243
Assessor Market Value	\$783,090

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.48
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
May 14, 2026	Financing	Mortgage			\$150K
Jan 12, 2018	Financing	Intrafamily Transfer			\$398K
Aug 12, 2014	Financing	Intrafamily Transfer			\$323K
Nov 27, 2007	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Mathews Elementary School	Elementary	KG–6	1.7 mi
Arlington High School	High	9–12	1.9 mi
Frank Augustus Miller Middle School	Middle	7–8	4.8 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 92503

57 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------