

Single Family Residence **RESIDENTIAL**

# 10525 ROBINSON AVE

RIVERSIDE, CA 92505

**\$675,368** TopHap Estimate · \$371 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**5**

BEDS

**1.8**

BATHS

**1,820 ft<sup>2</sup>**

LIVING AREA

**0.63 ac**

LOT SIZE

**1963**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**3**

PARKING

## VALUATION

**\$675K**

\$654K low

\$696K high

Last Sale

**\$247,500 · Sep 9, 2002**

Est. Owner Equity

**\$321,688**

Loan-to-Value

**60%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$4,378 (2025)</b> |
| Assessed Value        | <b>\$688,499</b>      |
| Previous Assessed     | <b>\$358,434</b>      |
| Assessor Market Value | <b>\$521,640</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| Style         | <b>Contemporary</b>            |
| County        | <b>RIVERSIDE</b>               |
| Lot (acres)   | <b>0.63</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Roof          | <b>Rock / Gravel</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>Apr 29, 2025</b> | Financing         | Intrafamily Transfer |           |                    |        |
| <b>Apr 14, 2017</b> | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| <b>Dec 21, 2006</b> | Recorded document | Grant Deed           |           |                    |        |
| <b>Apr 6, 2004</b>  | Quitclaim         | Quit Claim Transfer  |           |                    | \$304K |
| <b>Sep 9, 2002</b>  | Resale            | Grant Deed           | \$313,182 | \$172              | \$198K |
| <b>Feb 8, 2001</b>  | Resale            | Grant Deed           | \$172,500 | \$95               | \$170K |
| <b>Dec 7, 1999</b>  | Resale            | Grant Deed           | \$154,000 | \$85               | \$146K |
| <b>Nov 1, 1988</b>  | Resale            | Grant Deed           | \$125,000 | \$69               | \$105K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| <b>La Granada Elementary School</b> | Elementary | KG–5   | 0.5 mi   |
| <b>Wells Middle School</b>          | Middle     | 6–8    | 1.0 mi   |

|                                |      |      |        |
|--------------------------------|------|------|--------|
| <b>Norte Vista High School</b> | High | 9–12 | 1.1 mi |
|--------------------------------|------|------|--------|

District: Alvord 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 92505

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>68</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>53,012</b><br>POPULATION | <b>\$74K</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>Absentee owner</b> |
|-----------|-----------------------|