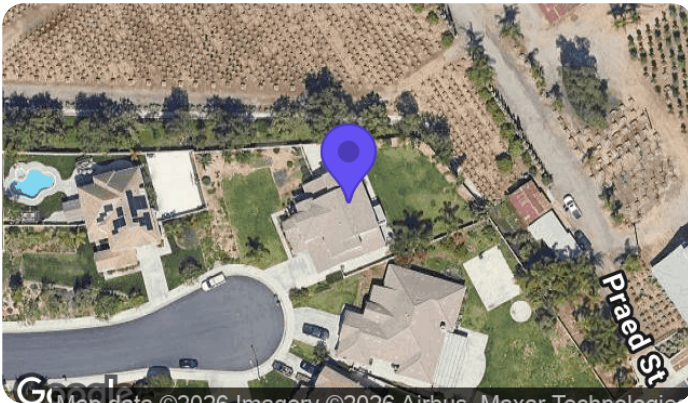


Single Family Residence **RESIDENTIAL**

12236 ABINGTON ST

RIVERSIDE, CA 92503

\$1,012,740 TopHap Estimate · \$245 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

4,132 ft²
LIVING AREA

0.54 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

3
PARKING

Pre-foreclosure (NTS)

Auction scheduled for Dec 18, 2025.

VALUATION

\$1M

\$920K low

\$1.1M high

Last Sale	\$799,000 · Aug 31, 2006
Est. Owner Equity	\$373,548
Loan-to-Value	59%

TAX & ASSESSMENT

Property Tax	\$15,078 (2025)
Assessed Value	\$1,091,875
Previous Assessed	\$1,070,467
Assessor Market Value	\$884,430

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.54
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

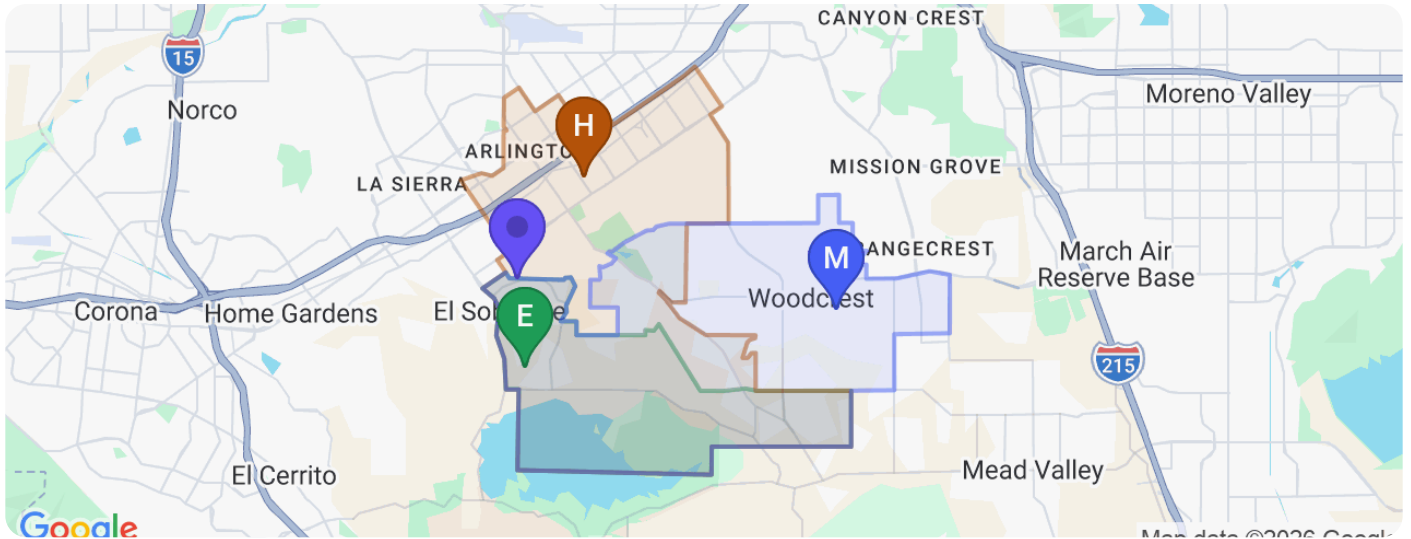
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 11, 2006	Resale	Grant Deed	\$799,000	\$193	\$639K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Mathews Elementary School	Elementary	KG–6	1.6 mi
Arlington High School	High	9–12	2.2 mi
Frank Augustus Miller Middle School	Middle	7–8	5.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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