

Single Family Residence

RESIDENTIAL

4450 RUBIDOUX AVE

RIVERSIDE, CA 92506

\$486,639 TopHap Estimate · \$472 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,032 ft²

LIVING AREA

0.17 ac

LOT SIZE

1918

YEAR BUILT

1

STORIES

VALUATION

\$487K

\$451K low

\$522K high

Last Sale

\$320,000 · Jun 9, 2006

Est. Owner Equity

\$198,729

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$5,171 (2025)
Assessed Value	\$469,199
Previous Assessed	\$460,000
Assessor Market Value	\$366,480

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 26, 2024	Financing	Intrafamily Transfer			
May 9, 2006	Resale	Grant Deed	\$320,000	\$310	\$256K
Feb 22, 2006	Recorded document	Grant Deed			
Feb 1, 2006	Resale	Grant Deed	\$222,000	\$215	\$235K
Feb 1, 2006	Quitclaim	Quit Claim Transfer			
Dec 1, 1989	Quitclaim	Quit Claim Transfer			
Oct 1, 1989	Quitclaim	Quit Claim Transfer			
May 1, 1989	Quitclaim	Quit Claim Transfer			\$245K
Apr 1, 1989	Quitclaim	Quit Claim Transfer	\$880,000	\$853	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Magnolia Elementary School	Elementary	KG–6	0.4 mi
Sierra Middle School	Middle	7–8	1.0 mi
Ramona High School	High	9–12	1.8 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 92506



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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------