

Single Family Residence **RESIDENTIAL**

421 AVIGNON CT

RIVERSIDE, CA 92501

\$506,384 TopHap Estimate · \$472 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,072 ft²

LIVING AREA

0.2 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$506K

\$473K low

\$540K high

Last Sale

\$157,000 · Jun 2, 2003

Est. Owner Equity

\$456,384

Loan-to-Value

10%

TAX & ASSESSMENT

Property Tax	\$2,468 (2025)
Assessed Value	\$231,900
Previous Assessed	\$227,354
Assessor Market Value	\$310,320

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 11, 2026	Financing	Mortgage			\$50K
Apr 23, 2008	Financing	Intrafamily Transfer			\$180K
Jun 2, 2003	Quitclaim	Quit Claim Transfer			
Jun 2, 2003	Resale	Grant Deed	\$157,000	\$146	\$126K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highgrove Elementary School	Elementary	KG–6	1.2 mi
University Heights Middle School	Middle	7–8	2.0 mi
John W. North High School	High	9–12	2.3 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 92501

98 CRIME INDEX	108 AIR POLLUTION	22,671 POPULATION	\$69K 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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