

Single Family Residence **RESIDENTIAL**

431 AVIGNON CT

RIVERSIDE, CA 92501

\$427,002 TopHap Estimate · \$484 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

882 ft²

LIVING AREA

0.22 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

4

ROOMS

2

PARKING

VALUATION

\$427K

\$405K low

\$449K high

Est. Owner Equity

\$366,828

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$1,073 (2025)
Assessed Value	\$103,662
Previous Assessed	\$101,630
Assessor Market Value	\$286,650

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.22
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 13, 2022	Financing	Intrafamily Transfer			
Jun 20, 1997	Recorded document	Grant Deed			
Apr 18, 1996	Resale	Grant Deed	\$61,500	\$70	\$61K
Apr 20, 1995	Non-arms-length	Trustees Deed	\$72,089	\$82	

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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