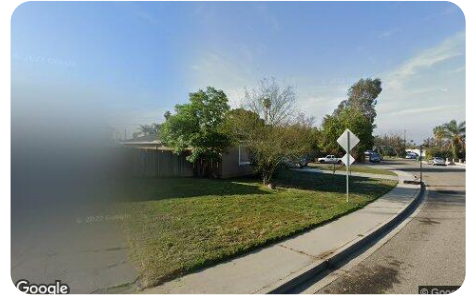


Single Family Residence **RESIDENTIAL**

# 440 AVIGNON CT

RIVERSIDE, CA 92501

**\$476,187** TopHap Estimate · \$441 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**1.8**

BATHS

**1,080 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1959**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$476K**

\$445K low

\$507K high

Last Sale

**\$320,000 · Sep 18, 2020**

Est. Owner Equity

**\$64,187**

Loan-to-Value

**84%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,747 (2025) |
| Assessed Value        | \$434,201      |
| Previous Assessed     | \$425,688      |
| Assessor Market Value | \$321,930      |

## 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, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Jun 18, 2024 | Financing         | Intrafamily Transfer |           |                    |        |
| Jul 12, 2024 | Financing         | Intrafamily Transfer |           |                    | \$75K  |
| Jan 25, 2022 | Financing         | Intrafamily Transfer |           |                    |        |
| Jan 25, 2022 | Financing         | Intrafamily Transfer |           |                    |        |
| Aug 12, 2020 | Resale            | Grant Deed           | \$320,000 | \$296              | \$314K |
| Aug 31, 2020 | Recorded document | Affidavit Of Death   |           |                    |        |
| Jun 14, 2008 | Quitclaim         | Quit Claim Transfer  |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Highgrove Elementary School      | Elementary | KG–6   | 1.2 mi   |
| University Heights Middle School | Middle     | 7–8    | 1.9 mi   |
| John W. North High School        | High       | 9–12   | 2.2 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>98</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>22,671</b><br>POPULATION | <b>\$69K</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>Owner occupied</b> |
|-----------|-----------------------|