

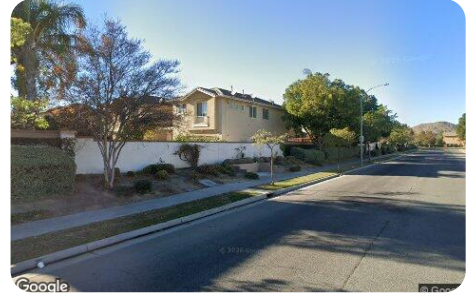
Condominium

RESIDENTIAL

4469 PARK RUN CT

RIVERSIDE, CA 92505

\$624,663 TopHap Estimate · \$359 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,741 ft²

LIVING AREA

4,284 ft²

LOT SIZE

2004

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$625K

\$606K low

\$643K high

Last Sale

\$205,000 · Sep 15, 2011

Est. Owner Equity

\$624,663

TAX & ASSESSMENT

Property Tax	\$7,140 (2025)
Assessed Value	\$552,038
Previous Assessed	\$541,215
Assessor Market Value	\$436,590

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	RIVERSIDE
Lot (acres)	0.10
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

47
FLOOD

43
WILDFIRE

64
HEAT

8
STORM

39
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 8, 2022	Financing	Grant Deed			
Mar 14, 2022	Financing	Intrafamily Transfer			
Dec 1, 2017	Quitclaim	Quit Claim Transfer			
Dec 1, 2017	Quitclaim	Quit Claim Transfer			
Jul 5, 2011	Resale	Grant Deed	\$205,000	\$118	\$154K
Oct 11, 2004	Resale	Grant Deed	\$439,500	\$252	\$351K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McAuliffe Elementary School	Elementary	KG–5	0.5 mi
La Sierra High School	High	9–12	0.7 mi
Villegas Middle School	Middle	6–8	2.2 mi

District: Alvord 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 92505

68 CRIME INDEX	108 AIR POLLUTION	53,012 POPULATION	\$74K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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