

Duplex (2 Units, Any Combination) RESIDENTIAL

9546 MASON ST  
RIVERSIDE, CA 92503



4  
BEDS

2  
BATHS

1,764 ft<sup>2</sup>  
LIVING AREA

0.17 ac  
LOT SIZE

1957  
YEAR BUILT

1  
STORIES

2  
PARKING

VALUATION

Last Sale \$292,000 · Nov 13, 2013

TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,166 (2025) |
| Assessed Value    | \$285,061      |
| Previous Assessed | \$279,473      |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Duplex Single                     |
| County        | RIVERSIDE                         |
| Lot (acres)   | 0.17                              |
| Construction  | Wood (Unspecified)                |
| Roof          | Rock / Gravel                     |
| Heating       | Central                           |
| Cooling       | Central                           |
| Garage        | Garage, Attached                  |
| Pool          | No                                |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED               | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|-------------------|--------------------|-----------|--------------------|------|
| Oct 28, 2013 | Resale            | Grant Deed         | \$292,000 | \$166              |      |
| Nov 4, 2013  | Recorded document | Affidavit Of Death |           |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Liberty Elementary School | Elementary | KG–6   | 0.1 mi   |
| Chemawa Middle School     | Middle     | 7–8    | 1.0 mi   |
| Arlington High School     | High       | 9–12   | 1.3 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 92503**

|                          |                             |                             |                                    |                         |                        |
|--------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>57</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>96,024</b><br>POPULATION | <b>\$87K</b><br>MEDIAN IN-<br>COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|