

Condominium

RESIDENTIAL

12954 AVENIDA EMPRESA

RIVERSIDE, CA 92503

\$544,467 TopHap Estimate · \$419 / ft² · confidence 87 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,300 ft²

LIVING AREA

1,742 ft²

LOT SIZE

1992

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$544K

\$476K low

\$613K high

Last Sale

\$272,500 · Sep 30, 2024

Est. Owner Equity

\$9,339

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$7,403 (2025)
Assessed Value	\$555,900
Previous Assessed	\$545,000
Assessor Market Value	\$391,770

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	RIVERSIDE
Lot (acres)	0.04
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 26, 2024	Resale	Grant Deed	\$545,000	\$419	\$535K
Jan 20, 2016	Resale	Grant Deed	\$285,000	\$219	\$280K
Sep 26, 2013	Resale	Grant Deed	\$230,000	\$177	\$214K
Jan 19, 2010	Quitclaim	Quit Claim Transfer			
Jan 19, 2011	Resale	Grant Deed	\$160,000	\$123	\$120K
Oct 15, 2010	Non-arms-length	Trustees Deed	\$121,500	\$93	
Aug 9, 2005	Quitclaim	Quit Claim Transfer			
Aug 9, 2005	Resale	Grant Deed	\$330,000	\$254	\$256K
Apr 30, 2004	Quitclaim	Quit Claim Transfer			\$195K
Feb 17, 2004	Quitclaim	Quit Claim Transfer			\$25K
Feb 28, 2003	Resale	Grant Deed	\$197,000	\$152	\$187K
Jul 1, 1993	Resale	Grant Deed	\$124,000	\$95	\$123K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.2 mi
Hillcrest High School	High	9–12	1.5 mi
Lake Hills Elementary School	Elementary	KG–5	1.8 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 92503

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------