

Condominium

RESIDENTIAL

4480 RIVER BRIAR CT

RIVERSIDE, CA 92505

\$605,876 TopHap Estimate · \$395 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.3

BATHS

1,532 ft²

LIVING AREA

3,897 ft²

LOT SIZE

2004

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$606K

\$578K low

\$634K high

Last Sale

\$550,000 · Mar 29, 2023

Est. Owner Equity

\$83,376

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$7,435 (2025)
Assessed Value	\$583,663
Previous Assessed	\$572,220
Assessor Market Value	\$474,480

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	RIVERSIDE
Lot (acres)	0.09
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	44 WILDFIRE	64 HEAT	8 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 15, 2023	Resale	Grant Deed	\$550,000	\$359	\$523K
Apr 23, 2016	Quitclaim	Quit Claim Transfer			
Oct 24, 2014	Resale	Grant Deed	\$315,000	\$206	\$245K
Feb 3, 2009	Resale	Grant Deed	\$230,000	\$150	\$226K
Jan 5, 2009	Foreclosure sale	Trustees Deed	\$222,333	\$145	
Jan 18, 2005	Resale	Grant Deed	\$391,500	\$256	\$313K

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	2.1 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	Owner occupied
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