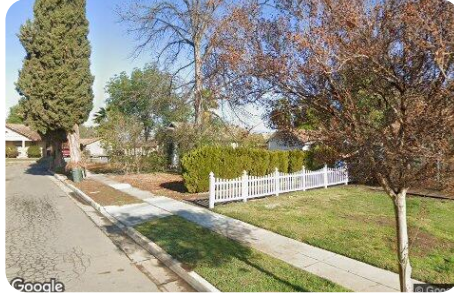


Single Family Residence **RESIDENTIAL**

4475 HIGHLAND PL

RIVERSIDE, CA 92506

\$516,892 TopHap Estimate · \$707 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

731 ft²

LIVING AREA

0.16 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

4

ROOMS

1

PARKING

VALUATION

\$517K

\$490K low

\$544K high

Last Sale

\$300,000 · Nov 28, 2018

Est. Owner Equity

\$191,992

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$3,780 (2025)
Assessed Value	\$341,344
Previous Assessed	\$334,652
Assessor Market Value	\$347,850

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 5, 2018	Resale	Grant Deed	\$300,000	\$410	\$290K
Dec 15, 2010	Resale	Grant Deed	\$165,000	\$226	\$161K
Jun 17, 2009	Resale	Grant Deed	\$83,000	\$114	
Dec 17, 2008	Non-arms-length	Trustees Deed	\$149,556	\$205	
Mar 10, 2006	Non-arms-length	Grant Deed	\$330,000	\$451	
Feb 13, 2006	Resale	Grant Deed	\$330,000	\$451	\$264K
Jan 6, 2006	Quitclaim	Quit Claim Transfer			
Nov 29, 2004	Quitclaim	Quit Claim Transfer			
Nov 29, 2004	Resale	Grant Deed	\$375,000	\$513	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Middle School of Arts and Innovation	Middle	7–8	0.4 mi
Magnolia Elementary School	Elementary	KG–6	0.7 mi

Poly High School	High	9–12	2.0 mi
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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 92506

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K 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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