

Single Family Residence **RESIDENTIAL**

4499 HIGHLAND PL

RIVERSIDE, CA 92506

\$521,413 TopHap Estimate · \$494 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,056 ft²

LIVING AREA

0.14 ac

LOT SIZE

1926

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$521K

\$484K low

\$559K high

Est. Owner Equity

\$320,413

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$1,871 (2025)
Assessed Value	\$165,897
Previous Assessed	\$162,645
Assessor Market Value	\$473,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	RIVERSIDE
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 23, 2022	Financing	Intrafamily Transfer			\$201K
Nov 25, 2014	Quitclaim	Quit Claim Transfer			
Nov 20, 1991	Resale	Grant Deed	\$92,000	\$87	\$38K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Middle School of Arts and Innovation	Middle	7–8	0.5 mi
Magnolia Elementary School	Elementary	KG–6	0.7 mi
Poly High School	High	9–12	2.1 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 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	Owner occupied
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