

Condominium

RESIDENTIAL

13002 AVENIDA EMPRESA

RIVERSIDE, CA 92503

\$403,507 TopHap Estimate · \$310 / ft² · confidence 95 · as of Jul 14, 2026

2

BEDS

2.5

BATHS

1,300 ft²

LIVING AREA

1,742 ft²

LOT SIZE

1995

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$404K

\$382K low

\$425K high

Last Sale

\$195,000 · Apr 17, 2003

Est. Owner Equity

\$39,807

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax

\$4,199 (2025)

Assessed Value

\$290,131

Previous Assessed

\$284,443

Assessor Market Value

\$380,520

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
Jul 19, 2017	Financing	Intrafamily Transfer			\$236K
Oct 15, 2003	Quitclaim	Quit Claim Transfer			
Apr 17, 2003	Resale	Grant Deed	\$195,000	\$150	\$189K
Dec 24, 1996	Quitclaim	Quit Claim Transfer			
Mar 31, 1995	Resale	Grant Deed	\$55,000	\$42	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.3 mi
Hillcrest High School	High	9–12	1.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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