

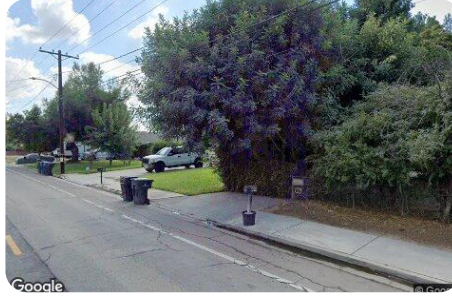
Single Family Residence

**RESIDENTIAL**

# 4892 RUBIDOUX AVE

RIVERSIDE, CA 92504

**\$714,648** TopHap Estimate · \$376 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,903 ft<sup>2</sup>**

LIVING AREA

**0.33 ac**

LOT SIZE

**1963**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**5**

PARKING

## VALUATION

**\$715K**

\$674K low

\$755K high

Est. Owner Equity

**\$170,462**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$1,057 (2025) |
| Assessed Value    | \$98,188       |
| Previous Assessed | \$96,264       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Traditional/Old         |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.33                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Carport (Unspecified)   |
| Pool          | No                      |

## CLIMATE RISK

**25**  
FLOOD

**81**  
WILDFIRE

**68**  
HEAT

**7**  
STORM

**39**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------|--------------------|--------|
| Mar 26, 2008 | Financing | Intrafamily Transfer |       |                    | \$544K |
| Mar 22, 1999 | Quitclaim | Quit Claim Transfer  |       |                    |        |
| Feb 10, 1995 | Quitclaim | Quit Claim Transfer  |       |                    |        |
| Apr 12, 1993 | Quitclaim | Quit Claim Transfer  |       |                    | \$25K  |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Mountain View Elementary School | Elementary | KG–6   | 0.7 mi   |
| Sierra Middle School            | Middle     | 7–8    | 1.0 mi   |
| Ramona High School              | High       | 9–12   | 1.8 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 92504

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>56,759</b><br>POPULATION | <b>\$80K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|