

Single Family Residence

**RESIDENTIAL**

# 4470 RUBIDOUX AVE

RIVERSIDE, CA 92506

**\$607,236** TopHap Estimate · \$507 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**

BEDS

**1.8**

BATHS

**1,197 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**1908**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$607K**

\$576K low

\$639K high

Last Sale

**\$385,000 · May 21, 2018**

Est. Owner Equity

**\$237,236**

Loan-to-Value

**64%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,927 (2025) |
| Assessed Value        | \$446,819      |
| Previous Assessed     | \$438,058      |
| Assessor Market Value | \$442,260      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.24                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Rock / Gravel           |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|------------------|----------------------|-----------|--------|--------|
| Jun 13, 2026 | Financing        | Grant Deed           |           |        |        |
| Apr 25, 2018 | Resale           | Grant Deed           | \$385,000 | \$322  | \$345K |
| Dec 23, 2016 | Financing        | Intrafamily Transfer |           |        | \$229K |
| May 17, 2013 | Resale           | Grant Deed           | \$252,500 | \$211  | \$240K |
| Sep 10, 2011 | Quitclaim        | Quit Claim Transfer  |           |        |        |
| Nov 12, 2010 | Resale           | Grant Deed           | \$101,000 | \$84   |        |
| Dec 10, 2010 | Quitclaim        | Quit Claim Transfer  |           |        |        |
| Oct 2, 2009  | Foreclosure sale | Trustees Deed        | \$162,890 | \$136  |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Magnolia Elementary School | Elementary | KG–6   | 0.5 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 92506

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>47,695</b><br>POPULATION | <b>\$109K</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>Absentee owner</b> |
|-----------|-----------------------|