

Condominium

RESIDENTIAL

13039 AVENIDA PESCADOR

RIVERSIDE, CA 92503

\$549,967 TopHap Estimate · \$361 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,525 ft²

LIVING AREA

1,742 ft²

LOT SIZE

1996

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$550K

\$481K low

\$619K high

Last Sale

\$275,500 · Mar 25, 2025

Est. Owner Equity

\$109,167

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$6,184 (2025)
Assessed Value	\$562,020
Previous Assessed	\$438,383
Assessor Market Value	\$358,470

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
Mar 20, 2025	Resale	Grant Deed	\$551,000	\$361	\$441K
Jan 26, 2021	Resale	Grant Deed	\$405,000	\$266	\$387K
Dec 8, 2003	Resale	Grant Deed	\$237,000	\$155	\$213K
Feb 27, 2001	Resale	Grant Deed	\$150,000	\$98	\$148K
Oct 2, 1998	Resale	Grant Deed	\$60,000	\$39	
Aug 30, 1996	Resale	Grant Deed	\$120,000	\$79	\$119K

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	1.9 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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