

Single Family Residence **RESIDENTIAL**

1976 RINCON AVE

RIVERSIDE, CA 92506

\$796,936 TopHap Estimate · \$245 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.8

BATHS

3,249 ft²

LIVING AREA

0.17 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$797K

\$731K low

\$863K high

Last Sale

\$799,000 · Feb 26, 2021

Est. Owner Equity

\$0

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$9,586 (2025)
Assessed Value	\$882,156
Previous Assessed	\$864,860
Assessor Market Value	\$704,430

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 26, 2024	Financing	Intrafamily Transfer			
Jan 7, 2021	Resale	Grant Deed	\$799,000	\$246	\$639K
Aug 9, 2010	Quitclaim	Quit Claim Transfer			
Aug 12, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Louisa May Alcott Elementary School	Elementary	KG–6	0.6 mi
Poly High School	High	9–12	0.9 mi
Matthew Gage Middle School	Middle	7–8	1.9 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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