

Single Family Residence **RESIDENTIAL**

# 4517 WABASH CT

RIVERSIDE, CA 92501

**\$510,248** TopHap Estimate · \$401 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,274 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1989**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$510K**

\$452K low

\$568K high

Last Sale

**\$280,000 · Mar 1, 2016**

Est. Owner Equity

**\$178,248**

Loan-to-Value

**66%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$3,745 (2025)</b> |
| Assessed Value        | <b>\$338,084</b>      |
| Previous Assessed     | <b>\$331,456</b>      |
| Assessor Market Value | <b>\$379,620</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| Style         | <b>Traditional/Old</b>         |
| County        | <b>RIVERSIDE</b>               |
| Lot (acres)   | <b>0.16</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Roof          | <b>Tile</b>                    |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |
| Fireplace     | <b>Yes</b>                     |
| Garage        | <b>Garage, Attached</b>        |
| Pool          | <b>No</b>                      |

Deck

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|----------------------|-----------|--------------------|--------|
| <b>Dec 17, 2019</b> | Financing         | Intrafamily Transfer |           |                    | \$275K |
| <b>Jun 19, 2019</b> | Financing         | Intrafamily Transfer |           |                    | \$26K  |
| <b>Feb 1, 2016</b>  | Resale            | Grant Deed           | \$280,000 | \$220              | \$275K |
| <b>May 21, 2001</b> | Recorded document | Grant Deed           |           |                    |        |
| <b>May 21, 2001</b> | Resale            | Grant Deed           | \$144,500 | \$113              | \$142K |
| <b>Nov 1, 1989</b>  | Resale            | Grant Deed           | \$111,000 | \$87               | \$105K |

## ASSIGNED SCHOOLS

| SCHOOL                                              | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------------------|------------|--------|----------|
| <b>Patricia Beatty Elementary School</b>            | Elementary | KG–6   | 0.5 mi   |
| <b>John W. North High School</b>                    | High       | 9–12   | 2.4 mi   |
| <b>Central Middle School of Arts and Innovation</b> | Middle     | 7–8    | 2.7 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 92501

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>98</div> <div>CRIME INDEX</div> | <div>108</div> <div>AIR POLLUTION</div> | <div>22,671</div> <div>POPULATION</div> | <div>\$69K</div> <div>MEDIAN IN-COME</div> | <div>64°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|