

Single Family Residence **RESIDENTIAL**

# 1260 RUBY ST

RIVERSIDE, CA 92507

**\$480,656** TopHap Estimate · \$343 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,403 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1948**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$481K**

\$453K low

\$508K high

Last Sale

**\$128,000 · Oct 22, 2012**

Est. Owner Equity

**\$480,656**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$2,788 (2025)</b> |
| Assessed Value        | <b>\$243,148</b>      |
| Previous Assessed     | <b>\$238,382</b>      |
| Assessor Market Value | <b>\$303,030</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| Style         | <b>Contemporary</b>            |
| County        | <b>RIVERSIDE</b>               |
| Lot (acres)   | <b>0.14</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Roof          | <b>Rock / Gravel</b>           |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |
| Garage        | <b>Garage, Detached</b>        |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|---------------------|-----------|--------------------|--------|
| <b>May 17, 2017</b> | Quitclaim         | Quit Claim Transfer |           |                    |        |
| <b>Oct 23, 2012</b> | Quitclaim         | Quit Claim Transfer |           |                    |        |
| <b>Aug 31, 2012</b> | Resale            | Grant Deed          | \$128,000 | \$91               |        |
| <b>Oct 16, 2012</b> | Quitclaim         | Quit Claim Transfer |           |                    |        |
| <b>Oct 16, 2012</b> | Recorded document | Grant Deed          |           |                    |        |
| <b>Mar 14, 2006</b> | Quitclaim         | Quit Claim Transfer |           |                    | \$240K |
| <b>Aug 1, 2003</b>  | Quitclaim         | Quit Claim Transfer |           |                    |        |
| <b>Aug 1, 2003</b>  | Resale            | Grant Deed          | \$153,000 | \$109              | \$122K |
| <b>Jan 28, 2003</b> | Non-arms-length   | Trustees Deed       | \$110,157 | \$79               |        |
| <b>Jun 2, 2000</b>  | Resale            | Grant Deed          | \$100,000 | \$71               | \$99K  |
| <b>Mar 7, 2000</b>  | Resale            | Grant Deed          | \$55,000  | \$39               |        |
| <b>Sep 22, 1999</b> | Non-arms-length   | Trustees Deed       | \$45,000  | \$32               |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Highgrove Elementary School      | Elementary | KG–6   | 0.8 mi   |
| University Heights Middle School | Middle     | 7–8    | 1.8 mi   |
| John W. North High School        | High       | 9–12   | 2.2 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 92507

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>64,491</b><br>POPULATION | <b>\$66K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|