

Single Family Residence

**RESIDENTIAL**

# 4648 RIVERBAY WAY

RIVERSIDE, CA 92505

**\$591,584** TopHap Estimate · \$286 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,069 ft<sup>2</sup>**

LIVING AREA

**3,920 ft<sup>2</sup>**

LOT SIZE

**2002**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$592K**

\$540K low

\$644K high

Last Sale

**\$252,000 · Aug 2, 2002**

Est. Owner Equity

**\$291,084**

Loan-to-Value

**47%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,145 (2025) |
| Assessed Value        | \$475,449      |
| Previous Assessed     | \$466,128      |
| Assessor Market Value | \$442,890      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.09                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Sep 11, 2020 | Financing | Intrafamily Transfer |           |                    | \$301K |
| Mar 18, 2017 | Quitclaim | Quit Claim Transfer  |           |                    | \$304K |
| Dec 21, 2007 | Financing | Grant Deed           |           |                    | \$298K |
| Nov 20, 2007 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Aug 2, 2002  | Resale    | Grant Deed           | \$252,000 | \$122              | \$126K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| McAuliffe Elementary School | Elementary | KG–5   | 0.7 mi   |
| La Sierra High School       | High       | 9–12   | 0.8 mi   |
| Villegas Middle School      | Middle     | 6–8    | 2.3 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 92505

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>68</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>53,012</b><br>POPULATION | <b>\$74K</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>Owner occupied</b> |
|-----------|-----------------------|